

TOWN AND COUNTY OF NANTUCKET

16 Broad Street
Nantucket, Massachusetts 02554

Telephone (508) 228-7255

Facsimile (508) 228-7272

www.nantucket-ma.gov

*AGENDA FOR THE MEETING OF THE
BOARD OF SELECTMEN
MAY 6, 2015 - 6:00 PM
PUBLIC SAFETY FACILITY COMMUNITY ROOM
4 FAIRGROUNDS ROAD
NANTUCKET, MASSACHUSETTS*

I. BOARD ACCEPTANCE OF AGENDA

II. ANNOUNCEMENTS

1. 2015 Committee/Board/Commission Vacancies.

*III. PUBLIC COMMENT**

*IV. NEW BUSINESS**

V. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of August 20, 2014 at 6:00 PM; April 15, 2015 at 10:00 AM; April 28, 2015 at 9:00 AM.
2. Approval of Payroll Warrants for Weeks Ending April 26, 2015; May 3, 2015.
3. Approval of Treasury Warrants for April 29, 2015; May 6, 2015.
4. Approval of Pending Contracts for May 6, 2015 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VI. CONSENT ITEMS

1. Gift Acceptances for: Human Services; Our Island Home; Natural Resources Department.

VII. CITIZEN/DEPARTMENTAL REQUESTS

1. Joint Appointment (School Committee and Board of Selectmen) to Fill School Committee Vacancy - Term to Expire at 2016 Annual Town Election.
2. ReMain Nantucket: Request to Leave Underground Steel Shoring in Town Right of Way on Broad Street and Federal Street for 22 Federal Street Construction Project.

VIII. PUBLIC HEARINGS

1. Public Hearing to Consider Application for New Seasonal All-Alcoholic Beverages Restaurant License for Station 21 Bistro LLC d/b/a Station 21, Mark Daley, Manager, for Premises Located at 21 South Water Street (Continued from April 15, 2015).
2. Public Hearing to Consider Amendments to Chapter 240, Taxicab, Charter, Limousine and Tour Vehicle Regulations of the Town of Nantucket Including Adding New Language to § 240-2(L)/Duration of License; Adding "Temporary Charter, Limousine or Tour Vehicle Operator's License" to § 240-8/Definitions; Adding New Language to § 240-9(O)/Duration of License; Adding New Language to § 240-10(A)/Charter, Limousine and Tour Operators License; and Adding New Language to § 240-10(B) Fee for Licenses, Pursuant to MGL Chapter 40, § 22 and Chapter 2, § 2-1 and 2-2 of the Town Code (Continued from April 22, 2015).

IX. TOWN MANAGER'S REPORT

1. Proposed Use of Town Property for Housing/Update.
2. Traffic Safety Work Group Recommendation: Reinstatement of Timed Parking (30 Minutes) on Orange Street between Dover Street and York Street for Flock: A Nantucket Knit Shop, Located at 79 Orange Street.
3. FY 2015 Third Quarter Budget Reports: Sewer Enterprise Fund; Solid Waste Enterprise Fund.
4. 2015 Annual Town Meeting Articles Follow-up Including Real Estate Article Review and Prioritization Discussion.

X. SELECTMEN'S REPORTS/COMMENT

1. Revisit One-Year Temporary Accessible Parking Space on Fayette Street (Approved May 28, 2014).
2. Discussion Regarding Historic Bike Path Concept and Review Comments from Transportation Planner, Traffic Safety Work Group and Bicycle and Pedestrian Advisory Committee (continued from 25 March 2015).
3. 2015-2016 Board Committee/Liaison/Work Group/Representative Appointments.
4. Committee Reports.

XI. ADJOURNMENT

**** Identified on Agenda Protocol Sheet.***

Board of Selectmen Agenda Protocol:

- ***Roberts Rules:*** *The Board of Selectmen follows Roberts Rules of Order to govern its meetings as per the Town Code and Charter.*
- ***Public Comment:*** *For bringing matters of public interest to the attention of the Board. The Board welcomes concise statements on matters that are within the purview of the Board of Selectmen. At the Board's discretion, matters raised under Public Comment may be directed to Town Administration or may be placed on a future agenda, allowing all viewpoints to be represented before the Board takes action. Except in emergencies, the Board will not normally take any other action on Public Comment. Any personal remarks or interrogation or any matter that appears on the regular agenda are not appropriate for Public Comment.*

Public Comment is not to be used to present charges or complaints against any specifically named individual, public or private; instead, all such charges or complaints should be presented in writing to the Town Manager who can then give notice and an opportunity to be heard to the named individual as per MGL Ch. 39, s 23B.

- ***New Business:*** *For topics not reasonably anticipated 48 hours in advance of the meeting.*
- ***Public Participation:*** *The Board welcomes valuable input from the public at appropriate times during the meeting with recognition by the Chair. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Selectmen may have questions on the clarity of information presented. The Board will hear any staff input and then deliberate on a course of action.*
- ***Selectmen Report and Comment:*** *Individual Selectmen may have matters to bring to the attention of the Board. If the matter contemplates action by the Board, Selectmen will consult with the Chair and/or Town Manager in advance and provide any needed information by the Thursday before the meeting. Otherwise, except in emergencies, the Board will not normally take action on Selectmen Comment.*

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY BOARD OF SELECTMEN
May 6, 2015

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding
Purchase Agreement	DPW	Nantucket Tents	\$28,657.50 for three years	Tents and equipment rental for Annual Island Fair	DPW Budget
Service and Purchase Agreement	Marine Department	Madaket Marine	\$1,470	Services and equipment to repair and install floats	Waterways Revolver
Service Agreement	DPW	Island Carpet	\$24,675	Replace storm damaged flooring at 37 Washington	Insurance reimbursement
Service Agreement	DPW	Cape Cod Express, Inc.	Not to exceed \$9,999 until end of FY15	General trucking services for SWWTF Headworks Project and related WWTF shipping services	SWWTF Upgrades - Art. 33/STM 2005

Committee Appointments 2015 Timeline
As of 5/1/2015

April 15 – Board of Selectmen review list of openings.

April 16 - Notify members of committees whose terms are expiring.

April 30; May 7, 14 and 21 – Advertise committee openings in newspaper and on Town's website; put on BOS agenda as announcement starting late-April.

May 22 – Deadline for submitting applications for committee openings that will be heard on May 27 to Town Administration office. This includes applications for:

- Agricultural Commission;
- Airport Commission;
- Board of Health;
- Capital Program Committee;
- Cemetery Commission;
- Conservation Commission;
- Contract Review Committee, Human Services;
- Council for Human Services;
- Council on Aging;
- Cultural Council;
- Finance Committee;
- Mosquito Control Commission;
- Nantucket Affordable Housing Trust Fund.

May 27 – Public hearing for above listed committee applicants.

May 29 – Deadline for submitting applications for committee openings that will be heard June 3 to Town Administration office. This includes applications for:

- Nantucket Historical Commission;
- Nantucket Historical Commission Alternates;
- Parks and Recreation Commission;
- Planning Board Alternates;
- Roads and Right-of-Way Committee;
- Scholarship Committee;
- Shellfish Management Plan Implementation Committee;
- Steamship Authority Port Council;
- Town Government Study Committee;
- Tree Advisory Committee;
- Visitor Services Advisory Committee;
- Zoning Board of Appeals; and
- Zoning Board of Appeals Alternate.

June 3 – Public hearing for above listed committee applicants.

June 24 – Appoint new committee members.

2015 Committee Openings Information

As of 4/17/2015

Committee	# seats open	Term Expiration	Notes
Agricultural Commission	2	2016	vacant
Agricultural Commission	2	2018	1 vacant
Airport Commission	2	2018	
Board of Health	1	2018	
Capital Program Committee	1	2018	
Cemetery Commission	2	2018	
Conservation Commission	2	2018	
Contract Review Committee, Human Services	1	2018	
Council for Human Services	3	2018	
Council on Aging	3	2018	
Cultural Council	2	2016	vacant
Cultural Council	1	2017	vacant
Cultural Council	2	2018	
Finance Committee	3	2018	
Mosquito Control Commission	1	2020	5-year term
Nantucket Affordable Housing Trust	1	2017	2-year term; vacant
Nantucket Historical Commission	3	2018	
Nantucket Historical Commission Alternate	1	2016	vacant
Nantucket Historical Commission Alternate	1	2018	
Parks and Recreation Commission	2	2018	1 vacant
Planning Board Alternate	1	2017	
Planning Board Alternate	1	2018	
Roads and Right of Way Committee	1	2016	
Roads and Right of Way Committee	3	2018	
Scholarship Committee	3	2018	
Shellfish Mgmt Plan Implementation Committee	6	6/30/2015	extend terms?
Steamship Authority Port Council	1	2017	2-year term
Town Government Study Committee	7	2016	
Tree Advisory Committee	2	2018	
Visitor Services Advisory Committee	2	2018	
Zoning Board of Appeals	1	2020	5-year term
Zoning Board of Appeals Alternate	1	2018	



MEMO

Date: April 27, 2015

TO: Rick Atherton

FROM: Laura Stewart, Saltmarsh Senior Center, Program Coordinator

RE: Request for acceptance of gift

I am writing to request acceptance of the following gift donation:

From Shirley Smith: \$100.00 to the Saltmarsh Senior Center

From Robert Peaker: \$235.00 to the Saltmarsh Senior Center

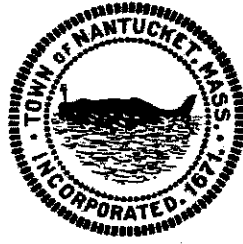
Thank you,

Laura Stewart

from the desk of.....

Laura Stewart
Program Coordinator,
Senior Services
81 Washington Street
Nantucket, MA 02554
508-228-4490

phone: 508-228-4490
fax: 508-325-5366
e-mail: lstewart@nantucket-ma.gov



OUR ISLAND HOME

9 East Creek Road
Nantucket, Massachusetts 02554
(508) 228-0462
FAX (508) 228-6875

April 28, 2015

Nantucket Board of Selectmen
Nantucket, MA. 02554

Dear Chairman Atherton,

I am writing to request that the Board accept the following gifts received by Our Island Home:

- A check in the amount of \$100.00 from Richard and Joanne Rentner in memory of Anthony Marks

All donations will go to the Our Island Home Gift Account and the funds will be used to assist in activity programming and other means to enrich the daily lives of our residents.

Thank you in advance for your acceptance.

Sincerely,

Rachel K Chretien, Administrator
Our Island Home

TOWN OF NANTUCKET NATURAL RESOURCES DEPARTMENT

2 BATHING BEACH ROAD
NANTUCKET, MA 02554

(508) 228-7230



5/1/2015

Board of Selectmen
16 Broad Street
Nantucket, MA 02554

Dear Board Members,

On behalf of the Natural Resources Department we are requesting that the Board of Selectmen accept the gifts as listed below:

- \$9842 from the Nantucket Shellfish Association for the continuing operation of the Shell Recycling Program.
- \$23,000 from the Great Harbor Yacht Club, Nantucket Land Council and Nantucket Shellfish Association for the mapping of Eelgrass within Nantucket and Madaket Harbors and the continuing aid for the Shellfish Propagation Program.

We will be in attendance at the upcoming meeting of the Board to answer any questions that you have in regards to this gift and program. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Carlson", with a long, sweeping underline.

Jeff Carlson,
Town of Nantucket
Natural Resources Coordinator





**P.O. Box 604
Nantucket, MA 02554**

508-325-7753

April 13, 2015

Officers

Daniel W. Drake
President

Frank Dutra
Carl Sjolund
Vice Presidents

Martin M. McKerrow
Treasurer

Peter A. Morrison
Secretary

Directors

Pennel Ames
Bruce Beni
Peter B. Boyce, PhD
Neil Cocker
Stephen L Estabrooks, PhD
Jason Grazeidei
Garth Grimmer
Melanie Kotalac
Kevin Kuester
Ted Lambrecht
Harvey Lynch
Mary-Adair Macaire
Andrew McKenna-Foster
Ronald Shepherd
Phillips G. Smith
Carl Sjolund
Douglas Smith
John C. West, MD
Edward Wight

Honorary Director

Nathaniel Philbrick

Ms. Leah Cabral
Town of Nantucket
2 Bathing Beach Road
Nantucket, MA 02554

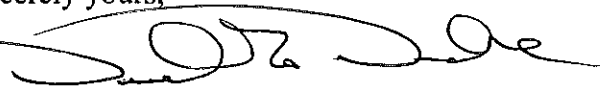
Dear Ms. Cabral:

Enclosed please find check # 1223 of the Nantucket Shellfish Association in the amount of \$9,842.00 representing a grant to the Town of Nantucket in support of the 2015 phase of the "Save Our Shells" Recycling Program.

As previously mentioned, to the extent appropriate, as the project is publicized and as any results are documented, we ask that the Nantucket Shellfish Association be acknowledged as the primary funding source.

We are delighted to be able to help with this important effort to assist in sustaining the island's shellfish resources and look forward to getting a report summarizing the results of the effort.

Sincerely yours,


Daniel W. Drake
President

Enclosure

.... To PRESERVE AND ENHANCE NANTUCKET'S SHELLFISHERIES

www.nantucketbayscallops.org



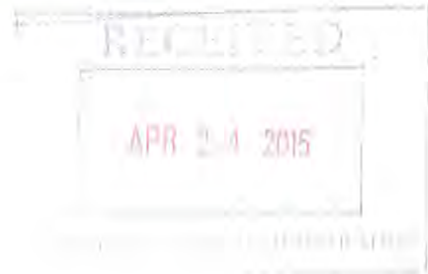
NANTUCKET PUBLIC SCHOOLS

10 SURFSIDE ROAD
NANTUCKET, MASSACHUSETTS 02554
(508) 228-7285
(508) 325-5318 Fax

W. MICHAEL COZORT
SUPERINTENDENT

April 16, 2015

Nantucket Board of Selectmen
c/o Ms. Libby Gibson, Town Manager
Nantucket, MA 02554



Dear Libby,

This letter is to follow up our conversation in which I notified you that the School Committee of the Nantucket Public Schools has met to review the candidates to fill the vacant seat on their board. They received three letters of interest for the position and interviewed each of the candidates. After a careful review, they unanimously recommend Kate Bartleman for the Joint Board's nomination and approval to the position.

Kate Bartleman is a well-known contributor to both our school district and the community at-large. She is a graduate of the Nantucket Public Schools and has a degree in Psychology with a concentration in Child and Adolescent Development. She has a daughter at Nantucket Elementary School, thus she has a vested interest in developing a quality school system, and has also been involved in the Dolphin's Swim Program. Through her work in the Fund Development Office at Cottage Hospital, she has worked on their Capital Campaign and developed many financial and event coordination skills. She was also an integral member of our recent Building Committee.

It is our understanding that this appointment, under MGL Chapter 41, Section 11 is made by the selectmen with the remaining members of the School Committee by a roll call vote. I believe that this appointment stands until the election after TON annual meeting, at which time there will be a vote to determine who will complete Robin's term.


As I understand through our recent discussion, this matter will come before the BOS at their meeting on May 6, 2015. Please let me know if there is anything further you need to facilitate this effort.

Respectfully submitted,

W. Michael Cozort
Superintendent of Schools

The mission of the Nantucket Public Schools is to engage students in a process of learning and discovery that cultivates their unique strengths and talents, meets their diverse educational needs, and promotes social responsibility.

AN EQUAL OPPORTUNITY EMPLOYER



THE 188TH GENERAL COURT OF
THE COMMONWEALTH OF MASSACHUSETTS

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PART I	ADMINISTRATION OF THE GOVERNMENT (Chapters 1 through 182)	PREV NEXT
TITLE VII	CITIES, TOWNS AND DISTRICTS	PREV NEXT
CHAPTER 41	OFFICERS AND EMPLOYEES OF CITIES, TOWNS AND DISTRICTS	PREV NEXT
Section 11	Appointment to fill vacancy in town office	PREV NEXT

Section 11. As used in this section, the term "vacancy" includes a failure to elect. If a vacancy occurs in any town office, other than the office of selectman, town clerk, treasurer, collector of taxes or auditor, the selectmen shall in writing appoint a person to fill such vacancy. If there is a vacancy in a board consisting of two or more members, except a board whose members have been elected by proportional representation under chapter fifty-four A, the remaining members shall give written notice thereof, within one month of said vacancy, to the selectmen, who, with the remaining member or members of such board, shall, after one week's notice, fill such vacancy by roll call vote. The selectmen shall fill such vacancy if such board fails to give said notice within the time herein specified. A majority of the votes of the officers entitled to vote shall be necessary to such election. The person so appointed or elected shall be a registered voter of the town and shall perform the duties of the office until the next annual meeting or until another is qualified.

(election)

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CHARTERS

and Zoning Board of Appeals; and any other committee for which a Town bylaw makes the Board of Selectmen the appointing authority; also any advisory committee established by the Board of Selectmen and any committee acting for both the Town and the County.

Cause for removals shall be put forward in good faith, and not arbitrary, irrational, unreasonable or irrelevant to the duties of the office, on grounds of incapacity beyond temporary illness, chronic nonattendance or violation of the oath of office.

Nothing in this Section 3.4(a)(3) mandates the continued existence of any such board or the specific number of members appointed;

(4) To exercise the power to disapprove of appointments made by the Town Manager pursuant to Section 3.4(b) or 4.3 of this Charter. All appointments by the Town Manager to the position of Assistant Town Manager, of department head or of any other position pursuant to this Charter, are subject to a vote of disapproval by the Board of Selectmen; provided, however, that such appointments shall take effect unless the Board of Selectmen votes disapproval within a 15-day period following the day on which notice of the proposed appointment is filed with the Board Chair; **[Amended 4-11-2007 ATM by Art. 44, approved 5-21-2007]**

→ (5) To fill by appointment any elective position on a Town board, commission or council, vacant by reason of a member's resignation, death or incapacity beyond temporary illness, but only if the laws of the Commonwealth allow for appointments in such cases, the appointee to serve, any such laws notwithstanding, only until a successor is elected at the next annual Town election; and the successor so elected then to serve for the remainder, if any, of the member's unexpired term; and

(6) To appoint to the Planning Board three associate members to serve in zoning matters as alternates in lieu of any elected alternate, the terms of appointment being of such length and so arranged that the term of one associate member shall expire each year. Nothing in this Charter shall affect the election of the regular Planning Board members in accordance with the laws of the Commonwealth.

(b) Any vacancy occurring in an appointed position in Town offices, boards, councils, commissions or committees shall be filled by the Board of Selectmen, the Town Manager or other appointing authority, whichever is empowered to make the initial appointment to the position vacated, for the balance of the unexpired term. **[Amended 4-11-2007 ATM by Art. 44, approved 5-21-2007]**

Section 3.5 Further Powers of the Selectmen

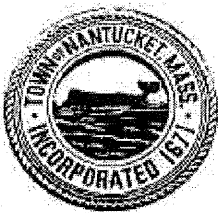
The Board of Selectmen shall have the power:

- (a) to act in the capacity of the Board of County Commissioners;
- (b) to establish general Town priorities, goals and policies;

(c) To establish as may be advisable or needed one or more advisory committees to conduct any inquiry or investigation or to make planning, policy or other recommendations; further, to establish and shall so establish as a permanent standing committee of the town a three member audit committee whose duties shall include appointment of an outside audit firm, review of the annual audit results and evaluation of the internal accounting procedures and controls. The audit committee shall be composed of three members each serving a term of one

The Inquirer and Mirror Nantucket Inquirer and Mirror
02/12/2015 Voices of Nantucket

(3-nantucket_a5_021215.pdf.0) Page
A05



**NANTUCKET
PUBLIC SCHOOLS
SCHOOL COMMITTEE
VACANCY**

Position to fill immediately through
Annual Town Meeting 2016.

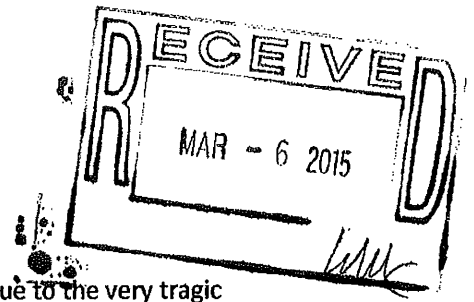
Please submit Letter of Interest
by
Thursday, February 26, 2015 to:
School Committee
c/o Superintendent of Schools,
10 Surfside Road, Nantucket, MA 02554
cozortm@nps.k12.ma.us
508-228-7280 ext. 1150

**The Town of Nantucket is an Affirmative Action/Equal Opportunity
Employer and an Alcohol and Drug Free Workplace.**

February 12, 2015 Powered by
TECNAVIA

Copyright © 2015 The Inquirer and Mirror 02/12/2015
2:33 pm

March 6, 2015



Dear members of the School Committee,

I am writing this "letter of interest" regarding the seat that is now left vacant due to the very tragic death of Mrs. Robin Harvey. I knew Robin from the *Seagrille* and *Holiday for Heroes* and have always been extremely impressed by her dedication to this community and her amazing attitude in general. It would be an honor to be chosen to sit in her seat at the table, realizing no one will ever fill her shoes.

I live on Island with my wife Liz, who is a licensed social worker at Nantucket Family Services, and my two daughters who both attend the elementary school (K & 2nd). I have summered here since I was five, and moved here fulltime in 1997, a year after graduating from Boston College. I briefly ran a retail outfit before getting into construction and development in 1999, which led to the formation of Cottage + Castle, Inc in 2002, which I have run ever since.

I have always tried to remain active in the community and have served on several different boards and committees over the years. I was a trustee at the Children's House from 2009 - 2013. I was recruited back following a transitional period, and am currently on the second half of a one year term. If I was chosen for this position, I would step down from the Children's House board. I served on the Coastal Management Workgroup Plan for the entirety of its three year term from 2010 - 2013. I also served on the Nantucket Hunting Association's (NHA) range committee for the past 5 years, chairing the first two DU/NHA joint dinners that continue as a great fundraising effort for that organization. I was briefly a member of the School Council at the elementary school before stepping down about a month ago after a missing a third meeting due to work conflicts. It was then apparent that 3pm meetings were going to continue to be a challenge for me. Please realize, 6pm is an entirely different story which would work with my schedule.

My wife and I often discussed the various education systems here on Nantucket leading up to the decision on where the girls would go after The Children's House. We have faith in our public school system and ultimately felt confident when selecting the elementary school. For us, our children's education is our highest priority. So for me, the School Committee is a very natural place for me to focus of my attention in the pursuit of giving my share (at least in part), back to this great community.

I believe my involvement on several Boards has made me a good team player, with the ability to listen to a variety of opinions and work to build consensus around difficult issues. With my business background I am very comfortable reviewing budgets and looking for ways to gain value and efficiencies. Finally, with the new elementary school project in the planning stages, I believe my commercial construction and development experience can be an asset to the Committee.

Thank you for your consideration. I'll look forward to working with each of you if you decide I would be a good fit for this committee. In meantime, thank you for your excellent work.

My very best regards,


Jamie Feeley

March 5, 2015

Nantucket School Committee
Attn: Chairman, Tim Lepore and Members
10 Surfside Road
Nantucket, MA 02554

Dear All,

I am submitting this letter in response to the Committee's public invitation for someone to serve in Robin Harvey's seat for the remainder of her term.

As you know, I grew up on Nantucket and attended the Nantucket Public Schools. I also have three children currently attending the schools. I have long been involved in the improvement of our students' education and trying to help create a learning experience that produces the best students we can, dating as far back as seventh grade (!), when I developed, organized and pulled off the Friends' first spelling bee (for elementary level).

My father, H. Flint Ranney served on the School Committee for almost a decade, during my own school years, and was instrumental in helping get the "new" high school funded and built. Through his involvement in many community boards and committees over the years, Flint modeled for me what it takes to be a part of part of a committee dedicated to improvements in our schools and in our own community. He passed along to me the legacy of his notions of integrity, honesty, consideration, cooperation, intelligent discussion and thoughtful ideas.

In addition to being an active and involved parent, I served several years on the Friends Board, another family legacy, this time from my mother Charron "Corky" Ranney, founder of the Friends, as well as helping develop the Children's Advocate Award fundraising program while in its infancy.

I am a dedicated community member and business person, and feel that my energy, skills in negotiation and advocacy, skills as a certified life coach and parent, and my knowledge of the community, the school, its students, and the current issues facing kids today, would add value to the committee, our district and our community.

I would be honored to serve in Robin's seat for the remainder of her term.

Thank you for your consideration,

Sincerely,



Kate Ranney Sayle

Dear Committee Members:

It is with a heavy heart that I submit this letter and officially enter myself as a candidate to fill the vacant seat on the Nantucket School Committee.

Robin Harvey was a dear friend of mine. Growing up on Nantucket and ultimately graduating from Nantucket High School in 1998, I developed a close friendship with the entire Harvey family and remain very good friends with Adriene and Travis. Obviously, this is a very difficult time for everyone on Nantucket. However, after careful consideration and at the suggestion of a number of close, mutual friends and supporters, I feel I can carry on Robin's work on the School Committee. Many people will say it is impossible to fill the void left by Robin. And, to be perfectly honest with you, that is correct. Yet, while I may not be able to fill her shoes, I am confident I can walk down a similar path and continue her mission with the children of Nantucket at heart.

Below is a brief summary of my experience and qualifications:

As I mentioned above, I graduated from Nantucket High School in 1998 and then graduated from Elon College in 2002 with a degree in Psychology with a concentration in Child and Adolescent Development. As a lifelong learner, I am working towards my Master's degree in Psychology through Southern New Hampshire University and I presently hold a 3.96 GPA. My husband, Bill Bartleman, is a licensed contractor and a principal of a local construction and property management business. Our daughter, Madison, is enrolled in the NES and you can often find us all at the pool assisting and cheering Maddie on with her fellow Dolphins.

Currently, I work at the Nantucket Cottage Hospital in their Fund Development Office. My primary responsibilities include working on the Capital Campaign, major event coordination such as the Boston Pops, general event planning such as The Health Fair and routine office responsibilities such as budget preparation and office management.

In addition to my work, many of you know me through my current volunteer efforts as a member of the NPS Building Committee. This is a committee which is particularly important to me. Additionally, I am a member of the Patient and Family Advisory Council at NCH, a Board member of Swim Across America, a Nantucket Dolphins Swim Team Booster; and perhaps one of my most rewarding activities, a fundraiser for the American Liver Foundation Run for Research and a Boston Marathon participant for three years.

I would like to emphasize two items in particular. The first would be my work on the NPS Building Committee. For those who are directly involved, you know I am very committed to this project. It is crucial that we continue the momentum generated by Robin and the NPS Building Committee especially as we move into the spring and the next phase of our discussions. To date, I feel I have added valuable insight as a concerned parent as well as a member of the Nantucket community.

Secondly, I would also like to highlight my work at the Nantucket Cottage Hospital. In general, the professional relationship between the NCH and the Nantucket Schools is very important. From continuing education to drawing our campuses closer together, expanding our relationship is beneficial to both parties. In more specific terms, my financial and office responsibilities lend themselves well to working with the School Committee's financial subcommittee. This is a particularly critical time of the year with Town Meeting on the immediate horizon. Through my experience, I would like to think I could be an asset to the School Committee and work toward a seamless transition.

I do not take the School Committee position lightly. Prior to submitting my name, I discussed the opportunity with family members, friends and supporters at great length. I believe I understand the commitment necessary. I know firsthand the dedication and time needed to successfully fill the position. Given the unfortunate set of circumstances and the added pressure, I believe I am ready to tackle these demands and deliver an unbiased opinion to the discussion. It goes without saying that no one can do the job Robin did. However, I believe I can do my job and be a successful member of the Nantucket School Committee.

I look forward to speaking with each of you in the near future.

Respectfully Submitted;

A handwritten signature in cursive script that reads "Kate E. Bartleman". The signature is fluid and extends to the right with a long, sweeping underline.

Kate Bartleman

774-236-9172

bartlemank@gmail.com

April 30, 2015

Town Of Nantucket
16 Broad Street
Nantucket, MA 02554

RE: **Soldier Piles in Town Right of Way, 22 Federal Street, Nantucket, Massachusetts**

Dear Erika Mooney,

This letter addresses the steel shoring piles and wood lagging along Broad Street and Federal Street. The steel piles were put in place to retain the earth (to prevent the soils and road from caving into the excavated hole), during the excavation process for the new foundations for the historic 22 Federal Street. renovation. It was the safe way to prevent undermining of the roads and the neighbor's foundation at 18 Broad Street.

Our engineers of record feel that the process to now remove these piles may affect public safety. See attached letter from MGA Engineering. The vibratory action may cause further cracking to the 18 Broad Street slab and foundation. It would also possibly cause the existing shell of this historical building, 22 Federal Street, to vibrate and dismantle. The existing framing and sheathing has been maintained, yet it's in a fragile state. It must be maintained for historical purposes.

We've attached Bracken Engineering's as-built which identifies where these steel columns are located. The intent would be to cut these steel piles 4' below grade and let them remain in the earth. The current Town water and sewer lines run along Broad Street and are not impacted by these steel piles as they are further out in the street. The water, sewer, and electric lines do stub onto the property but are avoiding the steel piles. We are asking for the Town of Nantucket's approval to let the existing steel piles and wood lagging remain in the earth, 4' below grade, to avoid further vibration and likely undermining of roads and neighboring property which pose as a concern to public safety.

Please feel free to contact us should you have any questions regarding this letter or require additional information.

Sincerely,
J.K. Scanlan Company, LLC

Chris Kerr

Chris Kerr
Project Manager

cc: File – JKS Job #1416
ReMain Nantucket
McArdle Gannon Associates, Inc
Bracken Engineering, Inc.
Beacon Architectural Associates



March 13, 2015
MGA File No. W0454

Chris Kerr
JK Scanlan Company, LLC
15 Research Drive
East Falmouth, MA 02536

RE: Soldier Piles in Town Right of Way, Proposed Addition – 22 Federal Street – Nantucket, Massachusetts.

Dear Chris:

As you are aware, some cosmetic damage occurred at 18 Broad Street (building directly to the west of 22 Federal Street) during installation and excavation of the shoring for the sewer ejector and grease trap pits at the 22 Federal Street site. The damage (which consists of small cracks in at least two of the first floor walls and a $\frac{1}{4}$ to $\frac{3}{4}$ inch wide crack in the basement slab) has been evaluated by a structural engineer and does not constitute an immediate, or currently advancing, structural concern.

Instrumentation monitoring by our office and the project surveyor indicate that little to no additional movement has occurred since December of 2014. With the new foundation in place at 22 Federal Street and significant construction along the exterior of the building almost complete, we do not anticipate any additional significant movement. Repair of the damage to 18 Broad Street is currently underway and should be completed in April 2015.

Currently there are 12 soldier piles (7 along Broad Street) and (5 along Federal Street) in the right-of-way. We are very concerned that vibrations from their removal (pulled out with a vibratory hammer) will produce additional ground vibrations that might possibly exacerbate the situation at 18 Broad Street. For this reason, we feel it is in the benefit of public safety to leave the lower sections of these piles in-place. We recommend the soldier piles be cut off 4 feet below grade, the wood lagging removed to the cut off depth and the right-of-way backfilled in a controlled manner with small, walk behind vibratory compaction equipment for support of the new sidewalk.

The pile sections that remain should not create a significant conflict for future utilities as their total footprint area constitutes approximately $12\pm$ square feet along $82\pm$ feet of frontage on Broad Street and Federal Street. Their as-built locations have been surveyed so that they can be

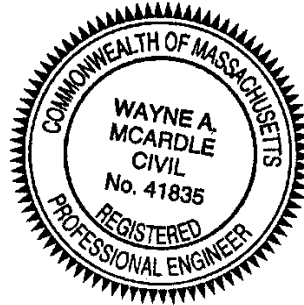
identified for any potential future utility conflicts and are identified (clouded section) on the attached plan prepared by Bracken Engineering, Inc.

Please feel free to contact us should you have any questions regarding this letter or require additional information.

Very truly yours,

MCARDLE GANNON ASSOCIATES, INC.


Wayne A. McArdle, P.E.
Principal



WAM/wam

Attachments: Monitoring Point Sketch Plan – #22 Federal Street, Nantucket

2015 DEPARTMENTAL COMMENT ON NEW LIQUOR LICENSE
FOR BOS PUBLIC HEARINGS

TYPE: SEASONAL ALL-ALCOHOL RESTAURANT LIQUOR LICENSE
APPLICANT: STATION 21 BISTRO LLC
MANAGER: Mark Daley
SITE ADDRESS: 21 SOUTH WATER STREET
HEARING DATE: 4/15/15

NPD: Background check results pending. *R. Smith*

NFD: No issues with NFD. *M. McDougall*

HEALTH: I have talked with the developer as well as one of the managers of the business. They have not provided me with the required "Plan Review" document. I suspect there will be few problems but I have not reviewed or approved anything. *A. Crowley*

DPW: (No comments received)

BUILDING: The building is currently undergoing renovations; when those are completed and properly inspected, I will have no issues. *S. Butler*

PLANNING/ZBA: Involved research as there are 3 ZBA Decisions regarding this property. I am not attaching copies of the Decisions as they are not relevant to the issue at hand. The Decisions addressed John Arno's proposal (when he owned Vincent's Restaurant at 21 South Water Street) to alter and extend the pre-existing nonconforming structure. This request for a liquor license has no impact on the zoning issues that apply to this property. The restaurant use is pre-existing nonconforming (grandfathered) and no other changes are proposed. *E. Antonietti*

VAUGHAN, DALE, HUNTER AND BEAUDETTE

PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

WHALER'S LANE

P.O. BOX 659

NANTUCKET, MASSACHUSETTS 02554

TEL: (508) 228-4455

FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN

KEVIN F. DALE

RICHARD P. BEAUDETTE

—
LORI D'ELIA

BRYAN J. SWAIN

WILLIAM F. HUNTER

OF COUNSEL

March 27, 2015

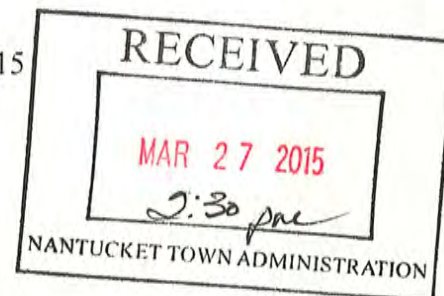
BY HAND DELIVERY

Nantucket Board of Selectmen

Town and County Building

Broad Street

Nantucket, Massachusetts 02554



Re: *Station 21 Bistro LLC*
21 South Water Street, Nantucket, MA 02554
Application for an All Alcoholic Seasonal Liquor License

Dear Nantucket Board of Selectmen:

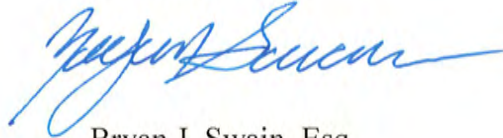
I represent Station 21 Bistro LLC, a Massachusetts Limited Liability Company. My client hereby applies for an All Alcoholic Liquor License for the premises located at 21 South Water Street, Nantucket, Massachusetts 02554. My client plans to open a seasonal restaurant at the premises as soon as possible.

Enclosed are the ABCC Retail Transmittal Form; Retail Application; Articles of Organization for Station 21 Bistro; Floor Plans, a signed lease evidencing Station 21 Bistro LLC's right to occupy the premises; the Manager's form; Four (4) Personal Information and CORI Forms; Supporting Financial Records; Three (3) months worth of bank statements; a certified list of abutters; a \$200.00 check made payable to "Commonwealth of Massachusetts"; a check in the sum of \$20.00 made payable to the "Town of Nantucket"; a check in the sum of \$25.00 made payable to the "Inquirer and Mirror; and a Corporate Vote of Station 21 Bistro LLC.

Please advertise notice of your hearing on this license as soon as possible and schedule this matter for the April 15, 2015 Public Hearing.

Please note that we reserve the right to supplement this application with further materials at a later time. Thank you for your help and if you have any question, please do not hesitate to call me at 508-228-4455.

Sincerely,



Bryan J. Swain, Esq.

KFD/BJS

Encl:

cc: Station 21 Bistro LLC



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

☐ For Reconsideration

FORM 43
MUST BE SIGNED BY LOCAL LICENSING AUTHORITY

ABCC License Number

City/Town

Local Approval Date

TRANSACTION TYPE (Please check all relevant transactions):

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> New License | <input type="checkbox"/> New Officer/Director | <input type="checkbox"/> Pledge of License | <input type="checkbox"/> Change Corporate Name |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Pledge of Stock | <input type="checkbox"/> Seasonal to Annual |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Transfer of Stock | <input type="checkbox"/> Change of License Type |
| <input type="checkbox"/> Cordials/Liqueurs Permit | <input type="checkbox"/> Issuance of Stock | <input type="checkbox"/> New Stockholder | <input type="checkbox"/> Other <input type="text"/> |
| <input type="checkbox"/> 6-Day to 7-Day License | <input type="checkbox"/> Management/Operating Agreement | <input type="checkbox"/> Wine & Malt to All Alcohol | |

Name of Licensee

EIN of Licensee

D/B/A

Manager

ADDRESS:

CITY/TOWN:

STATE

ZIP CODE

Annual or Seasonal

Category: (All Alcohol- Wine & Malt Wine,
Malt & Cordials)

Type: (Restaurant, Club, Package
Store, General On Premises, Etc.)

Complete Description of Licensed Premises:

21 South Water Street: Two story wood-frame building with a bar on each floor. Three entrances on South Water Street and one service/exit at rear of building.

Application Filed:

Date & Time

Advertised:

Date & Attach Publication

Abutters Notified: Yes ☒ No ☐

Licensee Contact Person for Transaction Phone:

ADDRESS:

CITY/TOWN:

STATE

ZIP CODE

Remarks:

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director



ABCC Remarks:

APPLICATION FOR RETAIL ALCOHOLIC BEVERAGE LICENSE

City/Town

Nantucket

1. LICENSEE INFORMATION:

A. Legal Name/Entity of Applicant:(Corporation, LLC or Individual) Station 21 Bistro LLC

B. Business Name (if different) :

C. Manager of Record: Mark Daley

D. ABCC License Number (for existing licenses only) :

E. Address of Licensed Premises: 21 South Water Street

City/Town: Nantucket

State: MA

Zip: 02554

F. Business Phone: c/o Kevin Dale, 508-228-4455

G. Cell Phone: 508-680-4741

H. Email: marco@teamhm.com

I. Website:

J. Mailing address (if different from E.):

City/Town:

State:

Zip:

2. TRANSACTION:

- ☒ New License ☐ New Officer/Director ☐ Transfer of Stock ☐ Issuance of Stock ☐ Pledge of Stock
☐ Transfer of License ☐ New Stockholder ☐ Management/Operating Agreement ☐ Pledge of License

The following transactions must be processed as new licenses:

- ☐ Seasonal to Annual ☐ (6) Day to (7)-Day License ☐ Wine & Malt to All Alcohol

IMPORTANT ATTACHMENTS (1): The applicant must attach a vote of the entity authorizing all requested transactions, including the appointment of a Manager of Record or principal representative.

3. TYPE OF LICENSE:

- ☒ §12 Restaurant ☐ §12 Hotel ☐ §12 Club ☐ §12 Veterans Club ☐ §12 Continuing Care Retirement Community
☐ §12 General On-Premises ☐ §12 Tavern (No Sundays) ☐ §15 Package Store

4. LICENSE CATEGORY:

- ☒ All Alcoholic Beverages ☐ Wine & Malt Beverages Only ☐ Wine or Malt Only
☐ Wine & Malt Beverages with Cordials/Liqueurs Permit

5. LICENSE CLASS:

- ☐ Annual ☒ Seasonal

6. CONTACT PERSON CONCERNING THIS APPLICATION (ATTORNEY IF APPLICABLE)

NAME: Kevin F. Dale, Esq.

ADDRESS: 2 Whalers Lane, PO BOX 659

CITY/TOWN: Nantucket STATE: MA ZIP CODE: 02554

CONTACT PHONE NUMBER: 508-228-4455 FAX NUMBER: 508-228-3070

EMAIL: kevin@vdhlaw.com; bryan@vdhlaw.com

7. DESCRIPTION OF PREMISES:

Please provide a complete description of the premises to be licensed. Please note that this must be identical to the description on the Form 43.

21 South Water Street: Two Story wood-frame building with a bar on the first floor. Three entrances on South Water Street and one service entrance/exit at read of building.

Total Square Footage: 2836 Number of Entrances: 3 Number of Exits: 5

Occupancy Number: 74 Seating Capacity: 74

IMPORTANT ATTACHMENTS (2): The applicant must attach a floor plan with dimensions and square footage for each floor & room.

8. OCCUPANCY OF PREMISES:

By what right does the applicant have possession and/or legal occupancy of the premises? Final Lease

IMPORTANT ATTACHMENTS (3): The applicant must submit a copy of the final lease or documents evidencing a legal right to occupy the premises.

Other:

Landlord is a(n): LLC Other:

Name: Water Street Investors, LLC, % Ceruzzi Properties, LLC Phone:

Address: 1720 Post Road City/Town: Fairfield State: CT Zip: 06824

Initial Lease Term: Beginning Date 3/1/2015 Ending Date 3/1/2025

Renewal Term: 1 year Options/Extensions at: 5 Years Each

Rent: \$200,000.00 Per Year Rent: \$16,666.67 Per Month

Do the terms of the lease or other arrangement require payments to the Landlord based on a percentage of the alcohol sales?

Yes ☐ No ☒

IMPORTANT ATTACHMENTS(4):

1. If yes, the Landlord is deemed a person or entity with a financial or beneficial interest in this license. Each individual with an ownership interest with the Landlord must be disclosed in §10 and must submit a completed Personal Information Form attached to this application.
2. Entity formation documents for the Landlord entity must accompany the application to confirm the individuals disclosed.
3. If the principals of the applicant corporation or LLC have created a separate corporation or LLC to hold the real estate, the applicant must still provide a lease between the two entities.

9. LICENSE STRUCTURE:

The Applicant is a(n):

LLC

Other :

If the applicant is a Corporation or LLC, complete the following:

Date of Incorporation/Organization:

11/06/2014

State of Incorporation/Organization: Massachusetts

Is the Corporation publicly traded? Yes ☐ No ☒**10. INTERESTS IN THIS LICENSE:**

List all individuals involved in the entity (e.g. corporate stockholders, directors, officers and LLC members and managers) and any person or entity with a direct or indirect, beneficial or financial interest in this license (e.g. landlord with a percentage rent based on alcohol sales).

IMPORTANT ATTACHMENTS (5):A. All individuals or entities listed below are required to complete a Personal Information Form.B. All shareholders, LLC members or other individuals with any ownership in this license must complete a CORI Release Form.

Name	All Titles and Positions	Specific # of Stock or % Owned	Other Beneficial Interest
See "Additional Space"			

*If additional space is needed, please use last page.

11. EXISTING INTEREST IN OTHER LICENSES:

Does any individual listed in §10 have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes ☒ No ☐ If yes, list said interest below:

Name	License Type	Licensee Name & Address
Marco Coelho	§12 Restaurant	Lola 41 Restaurant, LLC, 15 South Beach Street, Nantucket, MA 02554
Marco Coelho	§12 Restaurant	Nantucket Rotary, LLC, 1 Sparks Avenue, Nantucket, MA 02554
	Please Select	
	Please Select	
	Please Select	
	Please Select	
	Please Select	

*If additional space is needed, please use last page.

12. PREVIOUSLY HELD INTERESTS IN OTHER LICENSES:

Has any individual listed in §10 who has a direct or indirect beneficial interest in this license ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes ☒ No ☐ If yes, list said interest below:

Name	Licensee Name & Address	Date	Reason Terminated
Marco Coelho	Roco, LLC, 130 Pleasant Street, Nantucket, MA 02554		Not Renewed
			Please Select
			Please Select

13. DISCLOSURE OF LICENSE DISCIPLINARY ACTION:

Have any of the disclosed licenses to sell alcoholic beverages listed in §11 and/or §12 ever been suspended, revoked or cancelled? Yes ☐ No ☒ If yes, list said interest below:

Date	License	Reason of Suspension, Revocation or Cancellation

14. CITIZENSHIP AND RESIDENCY REQUIREMENTS FOR A (§15) PACKAGE STORE LICENSE ONLY :**A.) For Individual(s):**

1. Are you a U.S. Citizen? Yes ☐ No ☐
2. Are you a Massachusetts Residents? Yes ☐ No ☐

B.) For Corporation(s) and LLC(s) :

1. Are all Directors/LLC Managers U.S. Citizens? Yes ☐ No ☐
2. Are a majority of Directors/LLC Managers Massachusetts Residents? Yes ☐ No ☐
3. Is the License Manager or Principal Representative a U.S. Citizen?

C.) Shareholder(s), Member(s), Director(s) and Officer(s):

- 1.. Are all Shareholders, Members, Directors, LLC Managers and Officers involved at least twenty-one (21) years old? Yes ☐ No ☐

15. CITIZENSHIP AND RESIDENCY REQUIREMENTS FOR (§12) RESTAURANT, HOTEL, CLUB, GENERAL ON PREMISE, TAVERN, VETERANS CLUB LICENSE ONLY:**A.) For Individual(s):**

1. Are you a U.S. Citizen? Yes ☐ No ☐

B.) For Corporation(s) and LLC(s) :

1. Are a majority of Directors/LLC Managers **NOT** U.S. Citizen(s)? Yes ☐ No ☒
2. Is the License Manager or Principal Representative a U.S. Citizen? Yes ☒ No ☐

C.) Shareholder(s), Member(s), Director(s) and Officer(s):

- 1.. Are all Shareholders, Members, Directors, LLC Managers and Officers involved at least twenty-one (21) years old? Yes ☒ No ☐

16. COSTS ASSOCIATED WITH LICENSE TRANSACTION:A. Purchase Price for Real Property: B. Purchase Price for Business Assets: C. Costs of Renovations/Construction: D. Initial Start-Up Costs: E. Purchase Price for Inventory: F. Other: (Specify) G: TOTAL COST H. TOTAL CASH I. TOTAL AMOUNT FINANCED

IMPORTANT ATTACHMENTS (6): Submit any and all records, documents and affidavits including loan agreements that explain the source(s) of money for this transaction. Sources of cash must include a minimum of three (3) months of bank statements.

The amounts listed in subsections (H) and (I) must total the amount reflected in (G).

17. PROVIDE A DETAILED EXPLANATION OF THE FORM(S) AND SOURCE(S) OF FUNDING FOR THE COSTS IDENTIFIED ABOVE (INCLUDE LOANS, MORTGAGES, LINES OF CREDIT, NOTES, PERSONAL FUNDS, GIFTS):

Personal funds.

*If additional space is needed, please use last page.

18. LIST EACH LENDER AND LOAN AMOUNT(S) FROM WHICH "TOTAL AMOUNT FINANCED" NOTED IN SUB-SECTIONS 16(I) WILL DERIVE:

A.

Name	Dollar Amount	Type of Financing

*If additional space is needed, please use last page.

B. Does any individual or entity listed in §19 as a source of financing have a direct or indirect, beneficial or financial interest in this license or any other license(s) granted under Chapter 138? Yes ☐ No ☒

If yes, please describe:

19. PLEDGE: (i.e. COLLATERAL FOR A LOAN)

A.) Is the applicant seeking approval to pledge the license? ☐ Yes ☒ No

1. If yes, to whom:

2. Amount of Loan:

3. Interest Rate:

4. Length of Note:

5. Terms of Loan :

B.) If a corporation, is the applicant seeking approval to pledge any of the corporate stock? ☐ Yes ☒ No

1. If yes, to whom:

2. Number of Shares:

C.) Is the applicant pledging the inventory? ☐ Yes ☒ No

If yes, to whom:

IMPORTANT ATTACHMENTS (7): If you are applying for a pledge, submit the pledge agreement, the promissory note and a vote of the Corporation/LLC approving the pledge.

20. CONSTRUCTION OF PREMISES:

Are the premises being remodeled, redecorated or constructed in any way? If YES, please provide a description of the work being performed on the premises: ☒ Yes ☐ No

The licensee plans to repaint and redecorate the premises.

21. ANTICIPATED OPENING DATE: June 1, 2015

IF ALL OF THE INFORMATION AND
ATTACHMENTS ARE NOT COMPLETE
THE APPLICATION WILL BE
RETURNED



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

MANAGER APPLICATION

All proposed managers are required to complete a Personal Information Form,
and attach a copy of the corporate vote authorizing this action and appointing a manager.

1. LICENSEE INFORMATION:

Legal Name of Licensee:	Station 21 Bistro LLC	Business Name (dba):	
Address:	21 South Water Street		
City/Town:	Nantucket	State:	MA Zip Code: 02554
ABCC License Number: (If existing licensee)		Phone Number of Premise:	508-680-4741

2. MANAGER INFORMATION:

A. Name: Mark Daley	B. Cell Phone Number: 617-281-2827
C. List the number of hours per week you will spend on the licensed premises: 40	

3. CITIZENSHIP INFORMATION:

A. Are you a U.S. Citizen: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	B. Date of Naturalization:	C. Court of Naturalization:
--	----------------------------	-----------------------------

(Submit proof of citizenship and/or naturalization such as US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers)

4. BACKGROUND INFORMATION:

A. Do you now, or have you ever, held any direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages? Yes ☐ No ☒
If yes, please describe:

B. Have you ever been the Manager of Record of a license to sell alcoholic beverages that has been suspended, revoked or cancelled? Yes ☐ No ☒
If yes, please describe:

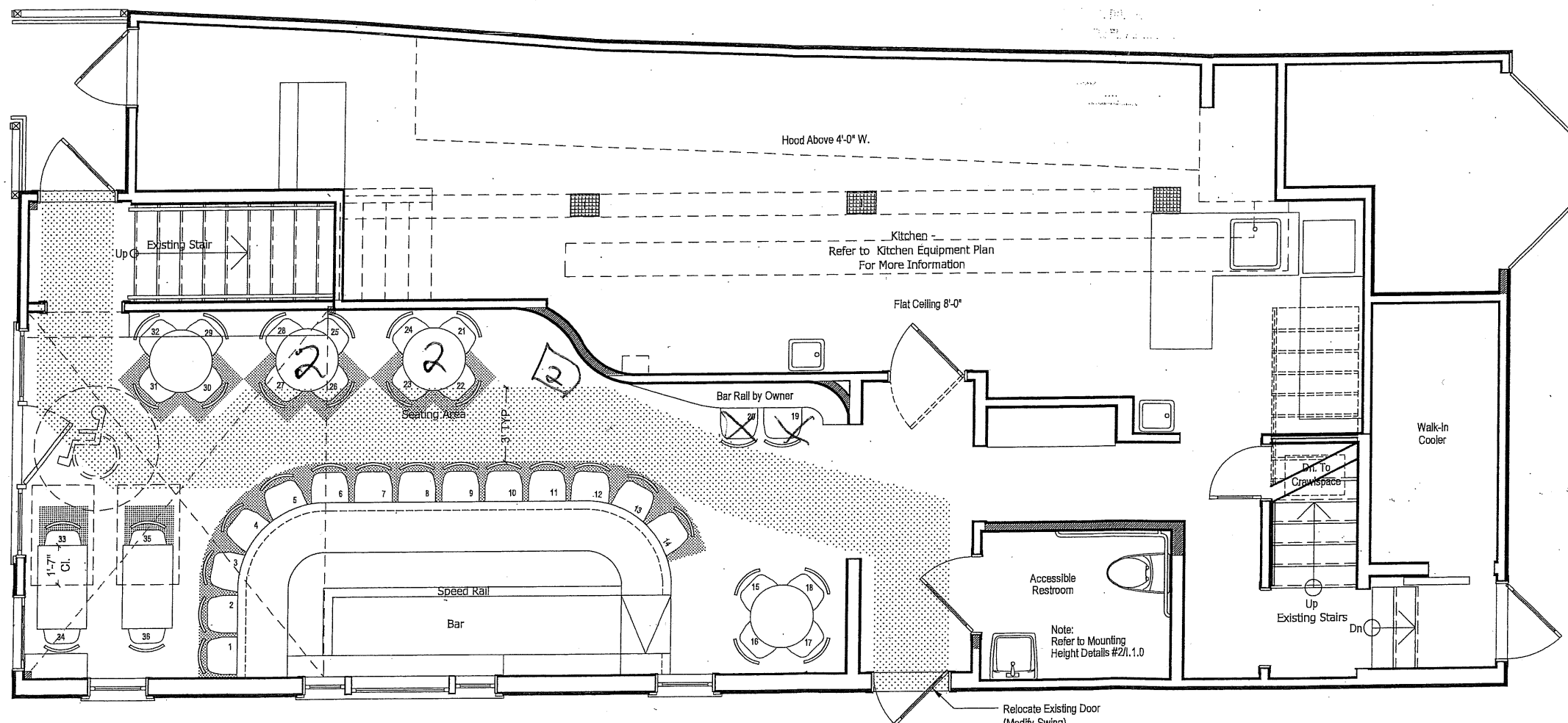
C. Have you ever been the Manager of Record of a license that was issued by this Commission? Yes ☐ No ☒
If yes, please describe:

D. Please list your employment for the past ten years (Dates, Position, Employer, Address and Telephone):

See "Additional Space"

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Signature Mark Daley Date 3-25-15



Building Approved
32 Seats
Proposed First Floor Seating Plan
Scale: 1/4" = 1'-0"

Site Information

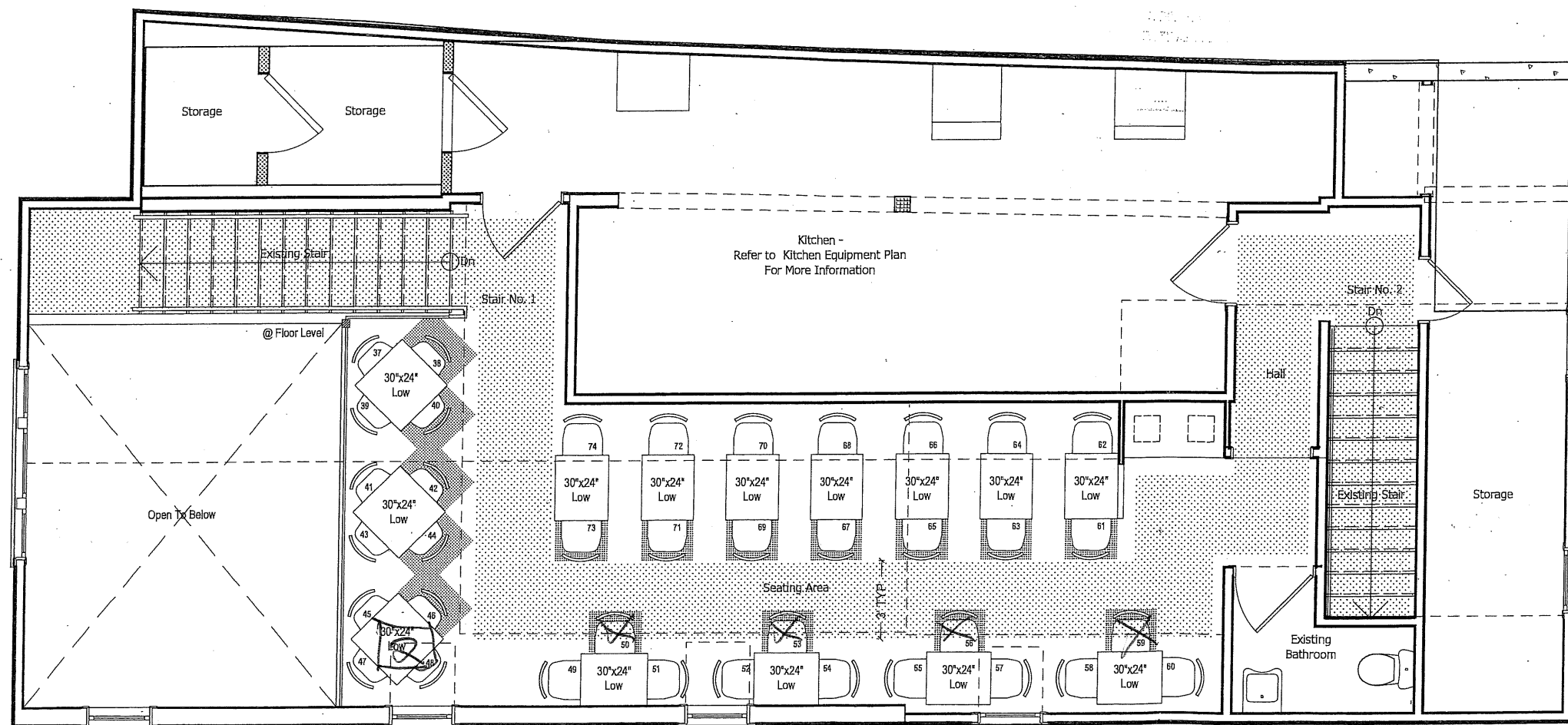
Map & Parcel: 42.4.2 / 102
Current Zoning: RCDT
Front / Side Setback: None
Rear Setback: 5 ft
Lot Size: 1,742 +/- sq. ft.
Min. Lot Size: 3,750 sq. ft.
Allowable G.C.: 75% or 1,307 +/- sq. ft.
Proposed G.C.: 1,528 +/- sq. ft.

Note: This drawing is for the sole purpose of feasibility / Design Development and is not a contract drawing.

Submitted to the
Town of Nantucket
04 / 29 / 15



8 Williams Lane Nantucket, MA
02554
P: 508.325.4995
F: 508.325.6860
www.emeritusdevelopment.com



Building APPROVED
32 SEATS

Proposed Second Floor Seating Plan
Scale: 1/4" = 1'-0"

4/30/15
REVIEWED by
STEPHEN BUTLER Building Commissioner @

Wall Key
New Wall
Existing Wall

1436

Water Street Investors, LLC
21 S Water Street
Nantucket, Ma. 02554

Site Information

Map & Parcel: 42.4.2 / 102
Current Zoning: RCDD
Front / Side Setback: None
Rear Setback: 5 ft.
Lot Size: 1,742 +/- sq. ft.
Min. Lot Size: 3,750 sq. ft.
Allowable G.C.: 75% or 1,307 +/- sq. ft.
Proposed G.C.: 1,528 +/- sq. ft.

Note: This drawing is for the
sole purpose of permitting /
Design Development and is
not a contract drawing.

Submitted to the
Town of Nantucket
04/29/15



8 Williams Lane Nantucket, MA
02554
P: 508.325.4555
F: 508.325.8080
www.waterstreetinvestors.com

**LICENSE
ALCOHOLIC BEVERAGES
076200190**

**THE LICENSING BOARD OF
THE TOWN OF NANTUCKET, MASSACHUSETTS,
HEREBY GRANTS A SEASONAL 2014**

RESTAURANT

**License to Expose, Keep for Sale, and to Sell
ALL ALCOHOLIC BEVERAGES**

To Be Drunk On the Premises

**LA SIRENA LLC d/b/a
Corazon del Mar**

21 South Water Street

Seth Carter Raynor, Manager

**Described Premises: Two-story wood frame building with 48 seats,
bar area on each floor. Three entrances on South Water Street and
one service entrance/exit at rear of the building.**

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended and any rules or regulations made thereunder by the licensing authorities. This license is effective **April 1, 2014 through January 15, 2015**, unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned has hereunto affixed his official signature this 19th day of March 2014.

The hours during which alcoholic beverages may be sold: In accordance with MGL Chapter 138 and amendments thereto with the provision that patrons shall not be served after 1:00AM and that the patrons must be off the license premises and said premises must be closed by 1:30AM. Any restrictions apply as are on file by the Local Licensing Authority. In accordance with Article 40 ATM 2001 Chapter 86.1 Board of Health Regulations, Prohibition of Smoking in Certain Places within the Town of Nantucket applies.

This License Shall Be Displayed on the
Premises In a Conspicuous Place Where
It May Be Easily Read.
License Fee: \$2900.00

Board of Selectmen

Rick Atherton, Chairman

Chapter 240, Article I, Section 240-2 (Taxicab Licenses)

L. Duration of License

- 1) Taxicab Licenses shall be valid from June 1st through May 31st. Annual Taxicab Licenses may be renewed upon payment annually on or after May 15th and no later than May 31st. There shall be no extensions or grace period after May 31st~~, except that the Town may issue such license provisionally prior to May 31st pending the approval of the fingerprint supported record check. Such provisional license shall only be issued if the Taxicab Owner has met all conditions which would warrant the issuance of the license, including payment of any applicable fees and submission of fingerprints. If the applicant's record check produces a disqualifying record, the Taxi License issued provisionally shall summarily be revoked.~~

Chapter 240, Article II, Section 240-8 (Definitions)

The following words used in the Regulations shall have the following meaning, unless a different meaning is clearly apparent from the language or context.

TEMPORARY CHARTER, LIMOUSINE OR TOUR VEHICLE OPERATOR'S LICENSE – a license issued by the Town authorizing the holder to operate a Charter, Limousine or Tour Vehicle on a limited or temporary basis for a period not to exceed thirty days.

Chapter 240, Article II, Section 240-9 (Charter, Limousine and Tour Vehicle Licenses)

O. Duration of License

- 1) All Charter, Limousine or Tour Vehicle licenses shall be valid from June 1st through May 31st. Charter, Limousine or Tour Vehicle licenses approved by the Board of Selectmen and issued by the Town Clerk may be renewed upon payment annually on or after May 15th and no later than May 31st. There shall be no extensions or grace period after May 31st~~, except that the Town may issue such license provisionally prior to May 31st pending the approval of the fingerprint supported record check. Such provisional license shall only be issued if the Charter, limousine or Tour Vehicle Owner has met all conditions which would warrant the issuance of the license, including payment of any applicable fees and submission of fingerprints. If the applicant's record check produces a disqualifying record, the Charter, Limousine or Tour Vehicle License issued provisionally shall summarily be revoked.~~

A. Charter, Limousine and Tour Operators License

- 3) At the Town's discretion, a Temporary Charter, Limousine or Tour Operators License may be issued by the Town provided that the Applicant has provided all required information and meets all of the requirements for the issuance of a Charter, Limousine or Tour Vehicle Operator's License. The Temporary Charter, Limousine or Tour Vehicle Operators License is only to be issued so that the Applicant may operate a taxicab during the pendency of the Applicants fingerprint record check and in no case shall it be valid for a period exceeding thirty (30) days. The holder of a Temporary Charter, Limousine or Tour Vehicle Operators License shall be subject to all applicable sections of these regulations.
- 4) Any Temporary Charter, Limousine or Tour Vehicle Operators License issued shall automatically terminate upon the expiration of the thirty (30) day period or shall automatically terminate after five (5) calendar days, (Saturday, Sunday and Holidays included) from the date upon which the Applicant is notified that their record check has been completed, whichever occurs first. Notification may be by message to the Taxicab Company owner who is listed on the application, voice message to the Applicants listed phone number, or by any other reasonable means.

B. Fee for Licenses

- 1) Fee for Charter, Limousine or Tour Vehicle operators picture identification license shall be fifty dollars (\$50) Picture identification badges shall not have to be renewed annually, however a validation sticker shall be obtained yearly clearly stating the expiration date of the operator's license. The fee for the validation sticker shall be a fee of twenty-five dollars (\$25) yearly. If a picture identification license is lost or in need of replacement, there shall be a fee of twenty-five dollars (\$25) for the picture ID and a twenty-five dollar (\$25.00) fee for the validation sticker for a total replacement or new issue fee of fifty dollars (\$50).
- 2) Effective July 1, 2015, a fee for a Temporary Charter, Limousine or Tour Operators License shall be seventy-five dollars (\$75) and shall be non-refundable.

Notes from 4-15-15 meeting in preparation for BOS Housing Update-May 6, 2015

Present: Libby Gibson, Gregg Tivnan, Leslie Snell, Matt MacEachern, Anne Kuszpa, Jason Bridges, Rachel Hobart

Discussed variety of housing issues related to the passage of Article 99 at ATM and what the next steps should be for the Town, including an outline for a possible agenda for BOS meeting.

Proposed Agenda:

Housing needs assessment-Anne Kuszpa

- Presentation of highlights and needs (**Executive summary in BOS packet**)
- Share any recommendations/creative solutions from Judi Barrett

Article 99-ReMain's design/feasibility study

Rachel Hobart

- Update of Design/Feasibility study- ReMain agreed to work with an architect to create conceptual designs to enable the Town and the public to visualize attractive, affordable housing of varying densities on the site. Design portion underway-preliminary feasibility available if TON interested. (**Interim report in BOS packet**)

Matt MacEachern, Emeritus Design (**Include site plans, uses and possibilities in BOS packet**)

- Present thinking about the site and ways to approach the project
- Development of the Lot as of right- what current zoning allows
- What can the site accommodate? 40B options and CN options

Discussion-What does the BOS/Town want to do with the property?-Libby Gibson and Leslie Snell

Preliminary decisions:

- Own and develop, Lease, Sell
- Income level-Middle market?
- Design solution-Number and type of units
- Timeline for project
- Public input
- RFP-What is important to have in it? For example: on-site property management, some municipal housing- year round and seasonal, Landscaping, Appearance/type of housing, energy efficiency measures, infrastructure

TO: Libby Gibson

FROM: Rachel Hobart

DATE: April 27, 2015

RE: Visualizing Affordable Housing on the Town-Owned Land Adjacent to 4 Fairgrounds Road

Interim Report

Background: In December, ReMain proposed to fund a feasibility/design study to help visualize and understand several housing options for the land located between the Ticoma lots and 4 Fairgrounds Road ("the Site"). Permission was granted by the Board of Selectmen to go on to the Site and collect information necessary for this design/feasibility study. Town Administration and the PLUS Office were willing to assist with this study. In return, ReMain and its design team agreed to share the results of these efforts with the BOS and PLUS Offices.

Progress to date: Matt MacEachern, Emeritus Design, was retained by ReMain to create conceptual designs for attractive, affordable housing of varying densities on the Site. His plans are attached for review by the Board. Scenarios showing development of the site under current zoning, under "Community Neighborhood" zoning, and with a 40B project were explored. All plans and elevations are preliminary in nature and meant to illustrate possibilities, not to recommend a particular aesthetic, configuration or result.

Next Steps for ReMain: In the event the Selectmen decide to move forward with the development of the Site in some form or fashion, ReMain proposes to continue to work with Emeritus, Town Administration, the PLUS Office and Housing Nantucket to study the Site. Input from the Board of Selectmen is needed as to what ways they would consider proceeding (e.g., rental vs. ownership, maximum number of units in larger buildings vs. single family dwellings). Several alternative scenarios could be explored further. From a feasibility perspective, this study could include very rough estimates of construction costs (total \$s and costs per square foot) and possible pricing for the various resulting housing units proposed. On the design aspects, if input from the Historic District Commission would be helpful to the Board, ReMain and Emeritus could review the conceptual drawings with the HDC for their preliminary feedback.

We think that this feasibility study would help inform the Board's future decision-making processes, and we would like to continue to work closely with Town Administration and the PLUS Office to more fully develop those scenarios which are of interest to the Board.

We would be able to report back to the Board with this additional information approximately two months after receiving direction from the Board as to what scenarios warrant further study.

P o c k e t N e i g h b o r h o o d

03.12.15

Feasibility Study
Nantucket, Massachusetts

Use Context:
The surrounding site includes multiple uses and typologies including residential, commercial and municipal applications.

- Municipal Uses:
- Town of Nantucket PLUS
 - Nantucket Police Department

- Residential Uses:
- single family residences
 - multifamily
 - apartments

- Commercial Uses:
- Professional Offices
 - Out Patient Services
 - Retail
 - Restaurants
 - Micro Market
 - Supply Houses
 - Manufacturing

- Educational Uses:
- Art School & Gallery

- Business Use
Optometrist
- Mercantile Use
Package Store
- Assembly Use
Restaurant
- Residential
Single Family Home
- Municipal Use
PLUS Offices
- Municipal Use
Nantucket Police
- Assembly Use
Restaurant
- Business Use
Dentist
- MercantileUse
Micro Health Food Market
- Residential
Single Family Home
- Residential
Single Family Home

- Mercantile Use
Bakery
- Mixed Use
Residential Apartments
Offices
- Mixed Use
Residential Apartments
Offices
- Business Use
Hair Salon
- Mixed Use
Residential Apartments
Offices
- Educational Use
Art School & Gallery



C o n t e x t a n d U s e A n a l y s i s
Scale: Graphic



8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

P o c k e t N e i g h b o r h o o d

03.12.15

Feasibility Study
Nantucket, Massachusetts

Projected Site and Context Development:

- Project Site
Parcels identified as "Site - Phase 1" and "Site Phase 2" represent T.O.N. projected residential developments
Analysis and feasibility focuses solely on "Site - Phase 1"
- Nantucket Fire Station
Current proposals include an addition to the existing Nantucket Police Station
- Municipal Employee Housing
Three adjacent parcels proposed for municipal employee housing
- Nantucket Housing Authority & Habitat for Humanity
Each entity has been deeded a single lot for development of a single or multifamily residence
- Public Vehicle Storage
Current proposals locate structure as shown - alternate locations and orientation may be considered



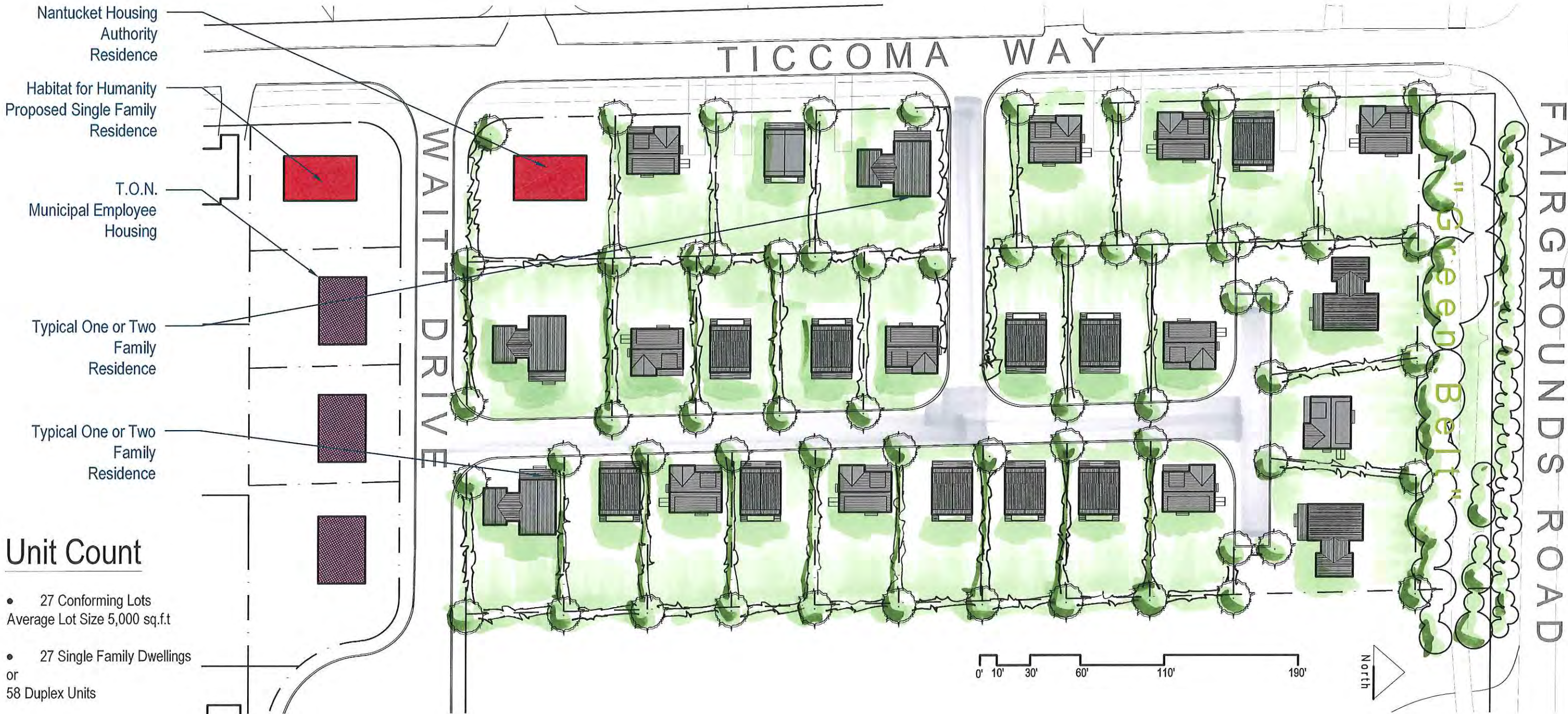
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P o c k e t N e i g h b o r h o o d

Feasibility Study
Nantucket, Massachusetts

02.19.15

D R A F T



DEVELOPMENT STUDY 1.1 - ALLOWABLE BY CURRENT ZONING

Scale: Graphic



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Pocket Neighborhood

Feasibility Study
Nantucket, Massachusetts

02.19.15

DRAFT

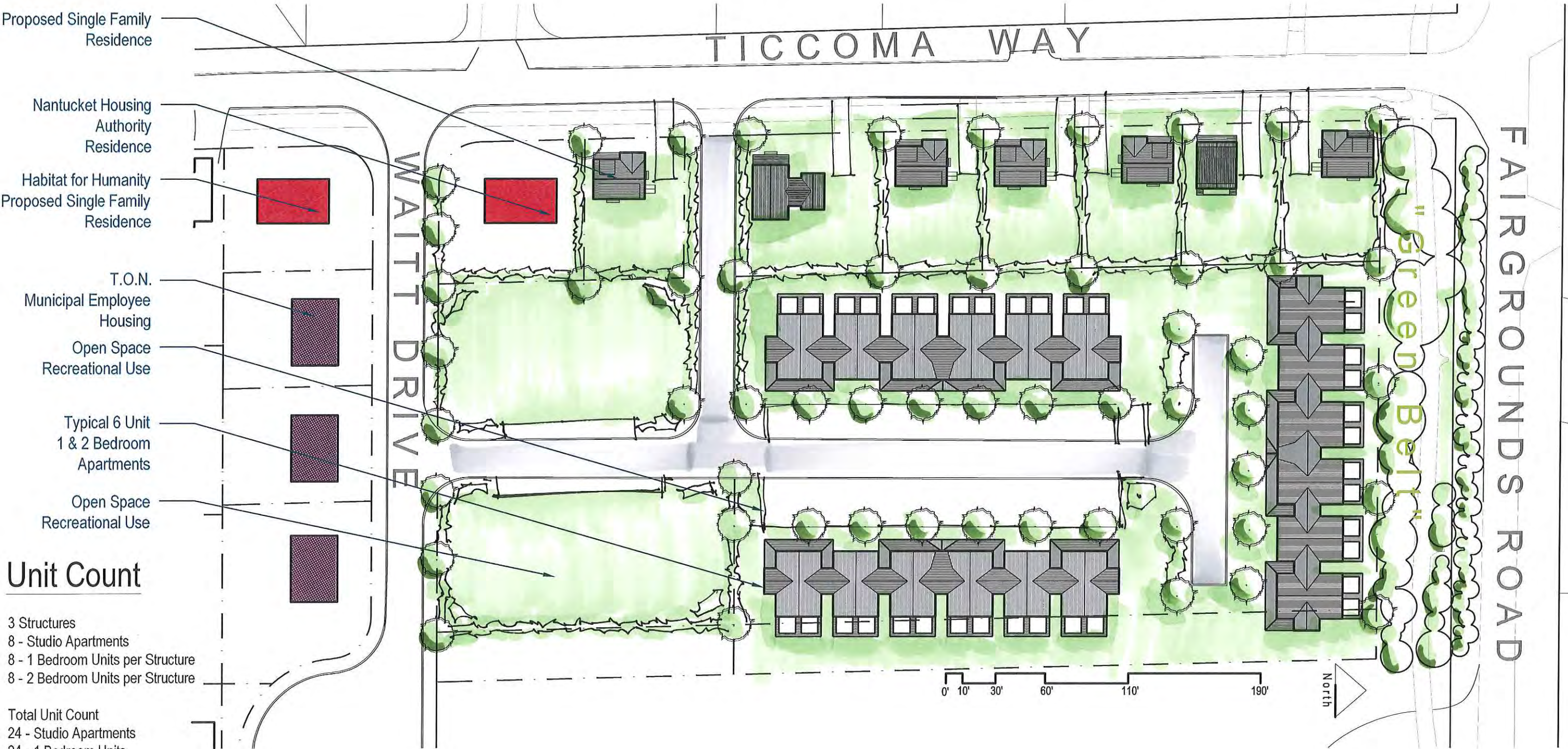


Pocket Neighborhood

Feasibility Study
Nantucket, Massachusetts

02.19.15

DRAFT



DEVELOPMENT OPTION 1.3

Scale: 1" = 60'



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P o c k e t N e i g h b o r h o o d

Feasibility Study
Nantucket, Massachusetts

02.19.15

D R A F T



D E V E L O P M E N T O P T I O N 1 . 3 - E l e v a t i o n S t u d y

Scale: 1" = 60'



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www.emeritusdevelopment.com

EXECUTIVE SUMMARY

Key Findings

- Nantucket has an **undeniable shortage of price-appropriate housing for people who work on Nantucket throughout the year**. The lack of affordably priced housing is a barrier to a decent quality of life for workers and their families and an obstacle to hiring qualified people for some specialized positions.
- Nantucket has 11,650 housing units: **64 percent seasonal and 36 percent year-round**.
- The median home price on Nantucket is \$1.2M, yet the median family income is \$92,800. **Homeownership is prohibitive for 90 percent of the island's year-round households**.
- The year-round and seasonal rental supply is conspicuously limited at all bedroom size and market levels. The greatest year-round demand is for two-bedroom units. **Nantucket needs to focus on creating reasonably priced rental housing for families if it expects to attract and keep workers over the long run**.
- Roughly 55 percent of Nantucket's homeowners and 40 percent of its renters struggle to pay for the housing units they occupy. **Half of all year-round households are housing cost burdened**.
- **Most of Nantucket's un-affordably housed renters are working-age people**, especially young people below age 34.
- The number of **owner-occupied homes has decreased** by 640 units or 5.5 percent since 2000.
- According to recent population estimates from the Census Bureau, 10,856 people in 4,200 households live on Nantucket year-round. The Town's population has increased approximately **14 percent since 2000**.

Potential Approaches

- **Develop rental housing on Town-owned land**, including units for single people and families.
- **Allow relocated units to be placed on nonconforming lots**, subject to an affordable housing covenant.
- **Commit all Community Preservation Act (CPA) funding to housing** (except the statutory set-asides for open space and historic preservation).
- **Encourage the Nantucket Land Bank to adopt a housing policy** and partner with the Town, Housing Nantucket, and others to create affordable housing.
- **Use Low Income Housing Tax Credits and state and federal resources** to increase the supply of safe, decent, sanitary rental housing.
- **Seek special legislation to establish a Housing Bank** and create shared equity housing, e.g., a land trust or buy-downs of lower-end units while they still exist.
- **Embrace inclusionary zoning** in all areas not zoned for very-low-density residential development.
- **Strengthen code enforcement**.
- **Seek special legislation to provide tax-relief and other incentives** to develop accessory units and tertiary dwellings for affordable housing.
- **Relieve sewer connection and other permitting fees for affordable housing developments**.



"...housing Nantucket people since 1994."



TRAFFIC SAFETY WORK GROUP

Public Safety Facility Community Room

4 Fairgrounds Road

Nantucket, Massachusetts 02554

www.nantucket-ma.gov

~ Minutes ~

Tuesday, March 17, 2015

Called to order at 2:04 p.m.

Staff in attendance: Project Administrator Erika Mooney; Town Minute Taker Terry Norton

Attending Members: Transportation Planner Mike Burns (chairman); Jack Gardner (vice chairman); Arthur Gasbarro; Deputy Fire Chief Ed Maxwell; Lt. Angus MacVicar, Nantucket Police Department; Commission on Disability Chair Milton Rowland

Late Arrivals: Town Engineer Silvio Genao 2:15 p.m.

I. PUBLIC COMMENT

None.

II. NEW BUSINESS

1. Review revised request for curb cut at 3 Winter Street resulting in the loss of one on-street parking space (driveway location change).

Documentation Email from attorney Steven Cohen; HDC application; GIS, site plan and photos

Presentation **Burns** – noted previously approved similar request at same location last month on the south side; now requesting the curb cut to be located on the north side of the property; will effect an existing handicap parking space

Discussion **Rowland** – Would like to do a drive by to ensure there are no issues with moving the disabled space.

Action **Site visit Wed., March 18, 2015 at 10 a.m. at 3 Winter Street.**

2. Review request to reinstate timed parking on Orange Street between Dover and York Streets.

Documentation Email from Sheila Fee

Presentation **Burns** – Reviewed history of timed parking in this location. Noted current request is for 30-minute timed parking on Orange Street between Dover and York Streets.

Discussion Discussion among work group members regarding enforcement hours

MacVicar – Explained that 15 or even 30 minute timed parking would be difficult to enforce, noting enforcement officers only work until about 5:30-6:00 p.m.

Gasbarro – Voiced concerned about setting a precedent. Other business owners could want timed parking in front of their stores. This timed restriction isn't a continued or grandfathered condition; that was discontinued and so it should stay 2 hours.

Mooney – Pointed out that the timed parking outside the Fahey & Fromagerie on Pleasant Street wasn't removed until the grandfathered use expired.

Action **Consensus to recommend 30 minute posted parking between 9:00 a.m. and 6:00 p.m.**

From: [Sheila Fee](#)
To: [Erika Mooney](#)
Subject: Re: revised Letter with correct time.
Date: Thursday, March 12, 2015 2:59:06 PM

Hi Erika,

Just sent the letter with revised time. Also, would not mind if the parking was 30 minutes , it actually would be better for shop.

Thanks Sheila

On Mar 12, 2015, at 2:57 PM, Sheila Fee <sheila@flockack.com> wrote:

From: Sheila Fee
To: Erika Mooney
Subject: Flock at 79 Orange street Parking
Date: Wednesday, March 11, 2015 1:01:00 PM

Hi Erica,

Thank you for getting back to me about the parking. Matt and I will be away from Saturday March 14 until

Thursday March 19. I know that the Traffic Commission is supposed to meet on March 17th. Is it possible to

submit the letter without me being present next week? Let me know. Thanks,
Sheila Fee

Attention Traffic Safety Commission:

I recently purchased 79 Orange street , the Old Nantucket Bake Shop building. I am currently renovating the building, utilizing the historic facade from 106 Main, and plan to relocate Flock ,(knit shop), there this summer, continuing the historic retail use that began about 1879 as Antone Sylvias grocery.

I ask that the Traffic Safety reinstitute timed parking on Orange street from West Dover St. to West York St. The Nantucket Bake Shop had short term, I recall 15 minute parking. I request these signs to be reinstalled or 30 minute parking limit would be fine as well.

Flock will be open 9:00 - 8:00 pm Monday through Saturday and 12- 5 on Sundays. , year round providing knitting and craft supplies as well as classes to all ages. To be able to provide this service, customers need to be able to park.

Thank you for your consideration of this matter. If you have any questions please email me at sheila@flockack.com or call 508-228-0038.

Sheila Fee

**TOWN OF NANTUCKET
SEWER - ENTERPRISE FUND**

	Actual FY2015	Actual FY2014	BUDGET FY2015
REVENUE	\$ 5,301,282	\$ 5,157,555	\$ 6,276,165
EXPENSES	\$ 4,948,403	\$ 4,915,007	\$ 6,558,778
NET EARNINGS	\$ 352,880	\$ 242,548	\$ (282,613)
Transfer from Retained Earnings	\$ -	\$ -	\$ 210,583
NET EARNINGS	\$ 352,880	\$ 242,548	\$ (72,030)
Retained Earnings			
NET SOURCES/USES:			
Article #- GF Subsidy	\$ -	\$ -	\$ -
FY2014 Encumbrance Carryforwards	\$ -	\$ -	\$ 72,030
FinCom GF Reserve Fund Transfer	\$ -	\$ -	\$ -

Surplus(Deficit)	\$ 352,880	\$ 242,548	\$ -
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Certified Retained Earnings as of July 1, 2014	\$ 3,438,833
Plus Current Surplus(Less Current Deficit) as of 03/31/2015	\$ 352,880
Plus Unused Portion of Retained Earnings for FY2015	\$ 210,583
Less Voted Use of Retained Earnings for FY2015 Budget (ATM2014)	\$ (210,583)
Less Proposed Use of Retained Earnings for FY2016 Budget (ATM2015)	\$ (317,229)
Projected Balance as of 03/31/2015*	\$ 3,474,484

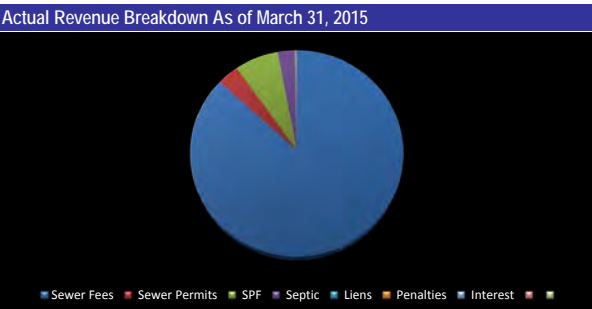
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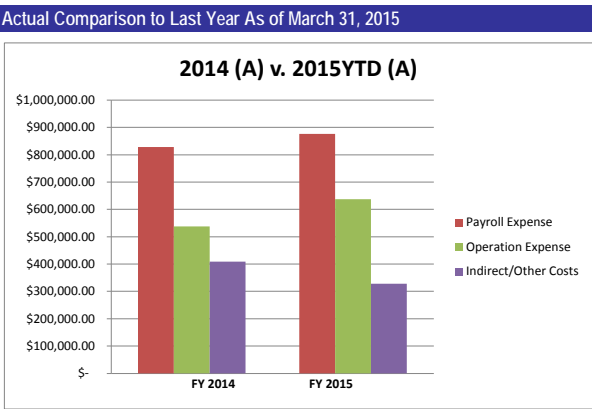
FY2015 Sewer Enterprise Fund Budget Update

Operating Revenue and Expenditures As of March 31, 2015

REVENUE	FY2015		FY2015		FY2014		STATISTICS			
	Budget w/Carryforward		Actual (As of 03/31/15)		LY Actual (As of 03/31/14)		\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
Sewer Fee Income	\$	5,504,880	\$	4,621,660	\$	4,571,492	\$ (883,220)	\$ 50,167	84%	1%
Sewer Permits	\$	153,025	\$	178,050	\$	138,750	\$ 25,025	\$ 39,300	116%	28%
Sewer Privilege Fees & Interest	\$	458,105	\$	366,250	\$	299,790	\$ (91,855)	\$ 66,459	80%	22%
Septic Disposal Fees	\$	128,040	\$	135,919	\$	137,448	\$ 7,879	\$ (1,529)	100%	-1%
Sewer Liens Collected	\$	24,710	\$	7,704	\$	3,676	\$ (17,006)	\$ 4,028	31%	110%
Penalties Collected	\$	-	\$	3,022	\$	295	\$ 3,022	\$ 2,726	100%	923%
Interest on Investments	\$	7,890	\$	-	\$	6,103	\$ (7,890)	\$ (6,103)	0%	-100%
Other	\$	(485)	\$	(11,322)	\$	-	\$ (10,837)	\$ (11,322)	100%	0%
Total Revenue*	\$	6,276,165	\$	5,301,282	\$	5,157,555	\$ (974,883)	\$ 143,728	84%	3%



OPERATING EXPENDITURES WITHOUT DEBT	Budget w/Carryforward		Actual (As of 03/31/15)		LY Actual (As of 03/31/14)		STATISTICS			
	Budget w/Carryforward		Actual (As of 03/31/15)		LY Actual (As of 03/31/14)		\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
Payroll - Salary	\$	799,310	\$	598,882	\$	555,482	\$ (200,428)	\$ 43,400	75%	8%
Medicare P/R Tax Expense	\$	11,600	\$	8,667	\$	8,054	\$ (2,933)	\$ 612	75%	8%
Medical Insurance	\$	191,900	\$	143,922	\$	123,478	\$ (47,978)	\$ 20,444	75%	17%
Barnstable County Retirement	\$	268,500	\$	124,806	\$	141,587	\$ (143,694)	\$ (16,781)	46%	-12%
Utilities	\$	571,730	\$	351,256	\$	329,490	\$ (220,474)	\$ 21,766	61%	7%
Repairs & Maintenance	\$	156,436	\$	101,680	\$	77,790	\$ (54,755)	\$ 23,890	65%	31%
Professional Services	\$	300,508	\$	83,430	\$	49,259	\$ (217,078)	\$ 34,172	28%	69%
Sewer Supplies & Chemicals	\$	132,804	\$	100,711	\$	81,812	\$ (32,093)	\$ 18,899	76%	23%
General Insurance	\$	137,260	\$	123,327	\$	120,750	\$ (13,933)	\$ 2,577	90%	2%
Other Supplies	\$	9,025	\$	2,346	\$	4,722	\$ (6,679)	\$ (2,376)	26%	-50%
Indirect Costs	\$	76,000	\$	-	\$	80,000	\$ (76,000)	\$ (80,000)	0%	-100%
Other	\$	288,741	\$	202,101	\$	204,055	\$ (86,640)	\$ (1,954)	70%	-1%
Total Expenditures Excluding Debt	\$	2,943,814	\$	1,841,128	\$	1,776,479	\$ (1,102,686)	\$ 64,650	63%	4%
Surplus (Deficit) of Revenue Over Expenditures Excluding Debt		\$3,332,351		\$3,460,154		\$3,381,076	\$ 127,803	\$ 79,078	104%	2%



DEBT SERVICE	Budget w/Carryforward		Actual (As of 03/31/15)		LY Actual (As of 03/31/14)		STATISTICS			
	Budget w/Carryforward		Actual (As of 03/31/15)		LY Actual (As of 03/31/14)		\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
Principal	\$	2,310,485	\$	2,139,978	\$	2,138,534	\$ (170,507)	\$ 1,445	93%	0%
Interest	\$	1,240,479	\$	895,967	\$	943,680	\$ (344,512)	\$ (47,713)	72%	-5%
Issuance Costs	\$	4,000	\$	17,500	\$	2,375	\$ 13,500	\$ 15,125	438%	637%
BAN Costs, Principal, Interest	\$	-	\$	-	\$	-	\$ -	\$ -	0%	0%
MWPAT Admin Fee	\$	60,000	\$	53,830	\$	53,939	\$ (6,170)	\$ (110)	90%	0%
Total Debt Service		\$3,614,964		\$3,107,274		\$3,138,528	\$ (507,690)	\$ (31,253)	86%	-1%
Total - Surplus (Deficit) of Revenue Over All Operating Expenditures*		-\$282,613		\$352,880		\$242,548	\$ 635,493	\$ 110,332	100%	45%

Financial Highlights As of March 31, 2015

Revenue up 3% from Last Year

Operating expenses are 4% below last year.

Debt Service is 1% below last year.

OTHER FINANCING SOURCES	Budget w/Carryforward		Actual (As of 03/31/15)		LY Actual (As of 03/31/14)		STATISTICS			
	Budget w/Carryforward		Actual (As of 03/31/15)		LY Actual (As of 03/31/14)		\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
General Fund Subsidy	\$	-	\$	-	\$	-	\$ -	\$ -	0%	0%
General Fund Free Cash Subsidy	\$	-	\$	-	\$	-	\$ -	\$ -	0%	0%
Voted Use of Certified Retained Earnings	\$	210,583	\$	-	\$	-	\$ -	\$ -	0%	0%
2013 Encumbrance Carryforward	\$	72,030	\$	-	\$	-	\$ -	\$ -	0%	0%
Total Other Financing Source		\$282,613		\$0		\$0	\$0	\$0	0%	0%

Surplus (Deficit) of Revenue Plus Other Financing Sources Over Expenditures*	\$	0	\$	352,880	\$	242,548	\$	352,880	\$	110,332	100%	45%
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BENCHMARKS				
	% of Debt to Operating Expense Policy	12%	12%	12%
	% of Actual Debt to Operating Expense	55%	63%	64%
	Certified Retained Earnings \$	3,438,833		
	Certified Retained Earnings portion attributed to Privelege Fees	N/A		
	% of Certified Retained Earnings Used for Operations	6.1%		
	% of Certified Retained Earnings Used for One Time or Capital Expenditures	0.0%		

*Note: Governments operate on a budgetary basis; therefore revenue earned in excess of the certified budget is not available to offset expenditures in the current fiscal year. Excess revenue and expenditure turnbacks must go through the State of Massachusetts retained earnings certification process before they can be appropriated at a subsequent annual and/or special town meeting. Once certified, retained earnings can only be appropriated at an annual and/or special town meeting.

**TOWN OF NANTUCKET
SOLID WASTE - ENTERPRISE FUND**

	Actual FY2015	Actual FY2014	BUDGET FY2015
REVENUE	\$ 2,701,334	\$ 2,612,163	\$ 2,667,500
EXPENSES	\$ 5,805,146	\$ 5,831,592	\$ 7,861,649
NET EARNINGS	\$ (3,103,813)	\$ (3,219,429)	\$ (5,194,149)
Transfer from Retained Earnings	\$ -	\$ -	\$ 471,427
NET EARNINGS	\$ (3,103,813)	\$ (3,219,429)	\$ (4,722,722)
Retained Earnings			
NET SOURCES/USES:			
General Fund Subsidy- Operations	\$ 1,163,197	\$ 761,139	\$ 1,550,930
General Fund Operating Override 1996 and 2006 Subsidy	\$ 2,361,643	\$ 1,545,342	\$ 3,148,857
FY2014 Encumbrance Carryforwards	\$ -	\$ -	\$ 22,935
FinCom GF Reserve Fund Transfer			

Surplus(Deficit)	\$ 421,028	\$ (912,948)	\$ 0
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Certified Retained Earnings as of July 1, 2014	\$ 1,781,496
Plus Current Surplus(Less Current Deficit) as of 03/31/2015	\$ 421,028
Plus Unused Portion of Retained Earnings for FY2015	\$ 471,427
Less Voted Use of Retained Earnings for FY2015 Budget (ATM2014)	\$ (471,427)
Less Proposed Use of Retained Earnings for FY2016 Budget (ATM2015)	\$ -
Projected Balance as of 03/31/2015*	\$ 2,202,524

**Revenues remain a projection, until certified by the the Department of Revenue, therefore this is only a projection as of this point in time, until Retained Earnings go through the Certification process.*



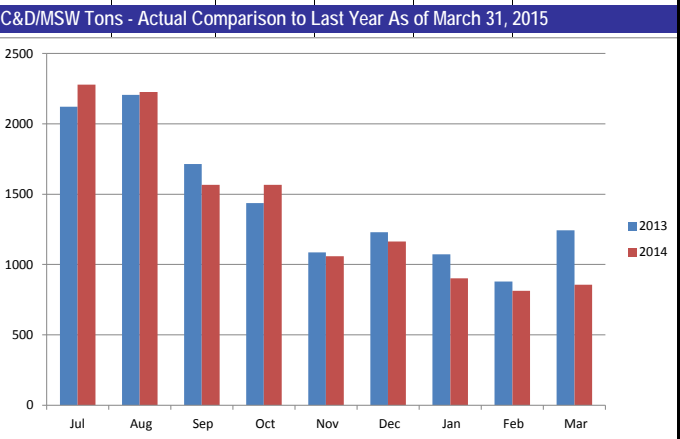
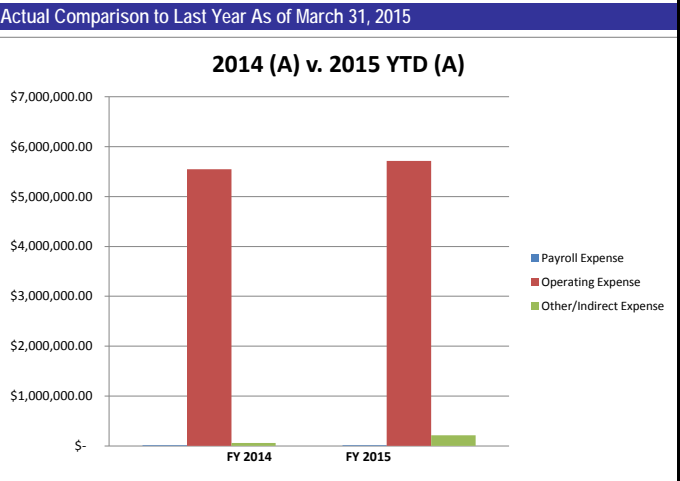
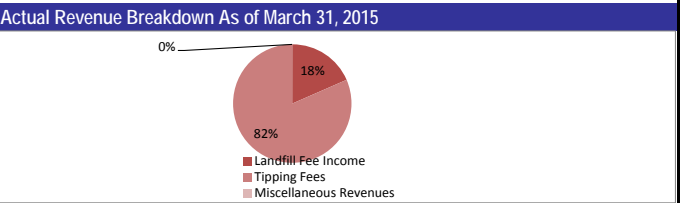
FY2015 Solid Waste Enterprise Fund Budget Update

Operating Revenue and Expenditures As of March 31, 2015

REVENUE	FY2015 Budget w/Carryforward	FY2015 Actual (As of 03/31/15)	FY2014 LY Actual (As of 03/31/14)	\$ Variance to Budget	STATISTICS \$ Variance to LY	% to Budget	% to LY
Landfill Fee Income	\$ 750,000	\$ 498,075	\$ 221,638	\$ (251,925)	\$ 276,438	66%	125%
Tipping Fees	\$ 1,917,500	\$ 2,201,478	\$ 2,390,525	\$ 283,978	\$ (189,047)	115%	-8%
Miscellaneous Revenues	\$ -	\$ 1,780	\$ -	\$ 1,780	\$ 1,780	100%	100%
Total Revenue*	\$ 2,667,500	\$ 2,701,334	\$ 2,612,163	\$ 33,834	\$ 87,390	101.3%	3.4%
OPERATING EXPENDITURES WITHOUT DEBT	Budget w/Carryforward	Actual (As of 03/31/15)	LY Actual (As of 03/31/14)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
Payroll - Salary	\$ 27,275	\$ 14,108	\$ 13,657	\$ (13,167)	\$ 450	52%	3%
Medicare P/R Tax Expense	\$ 400	\$ 205	\$ 198	\$ (195)	\$ 7	51%	3%
Medical Insurance	\$ 13,100	\$ -	\$ -	\$ (13,100)	\$ -	0%	0%
Barnstable County Retirement	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
Utilities	\$ 330,821	\$ 238,338	\$ 152,894	\$ (92,484)	\$ 85,444	72%	56%
Repair & Maintenance	\$ 3,470	\$ 191	\$ 10,563	\$ (3,279)	\$ (10,372)	6%	-98%
Professional Services - Collection & Disposal	\$ 4,618,851	\$ 4,544,432	\$ 4,206,076	\$ (74,419)	\$ 338,355	98%	8%
Professional Services - Recycle / MRF	\$ 767,330	\$ 428,901	\$ 287,660	\$ (338,429)	\$ 141,241	56%	49%
Freight	\$ 1,300,000	\$ 502,990	\$ 888,662	\$ (797,010)	\$ (385,672)	39%	-43%
General Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
Indirect Costs	\$ 115,000	\$ -	\$ 106,511	\$ (115,000)	\$ (106,511)	0%	-100%
Other	\$ 632,271	\$ 61,817	\$ 105,889	\$ (570,454)	\$ (44,072)	10%	-42%
Total Expenditures Excluding Debt	\$ 7,808,518	\$ 5,790,981	\$ 5,772,110	\$ (2,017,538)	\$ 18,871	74%	0%
Surplus (Deficit) of Revenue Over Expenditures Excluding Debt	\$ (5,141,018)	\$ (3,089,647)	\$ (3,159,947)	\$ 2,051,371	\$ (131,712)	60%	-2%
DEBT SERVICE	Budget w/Carryforward	Actual (As of 03/31/15)	LY Actual (As of 03/31/14)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
Principal	\$ 40,000	\$ 5,000	\$ 40,000	\$ (35,000)	\$ (35,000)	13%	-88%
Interest	\$ 13,131	\$ 9,166	\$ 19,482	\$ (3,965)	\$ (10,317)	70%	-53%
Issuance Costs	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
BAN Costs, Principal, Interest	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
Other	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
Total Debt Service	\$ 53,131	\$ 14,166	\$ 59,482	\$ (38,965)	\$ (45,317)	27%	-76%
Total - Surplus (Deficit) of Revenue Over All Operating Expenditures*	\$ (5,194,149)	\$ (3,103,813)	\$ (3,219,429)	\$ 2,090,336	\$ (45,317)	60%	-4%
OTHER FINANCING SOURCES	Budget w/Carryforward	Actual (As of 03/31/15)	LY Actual (As of 03/31/14)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY
General Fund Operating Override 1999 and 2006	\$ 3,148,857	\$ 2,361,643	\$ 1,545,342	\$ (787,214.32)	\$ 816,301	75%	53%
General Fund Subsidy - Operations	\$ 1,550,930	\$ 1,163,197	\$ 761,139	\$ (387,732)	\$ 402,058	75%	53%
Voted Use of Certified Retained Earnings	\$ 471,427	\$ -	\$ -	\$ (471,427)	\$ -	0%	0%
Budget to Recap Adjustment	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
FY2014 Encumbrance Carryforwards	\$ 22,935	\$ -	\$ -	\$ (22,935)	\$ -	0%	0%
Total Other Financing Source	\$ 5,194,149	\$ 3,524,840	\$ 2,306,481	\$ (1,646,374)	\$ 1,218,359	68%	53%
Surplus (Deficit) of Revenue Plus Other Financing Sources Over Expenditures*	\$ -	\$ 421,028	\$ (912,948)	\$ 443,963	\$ 1,333,975	100%	-146%

BENCHMARKS			
% of Debt to Operating Expense Policy	12%	12%	12%
% of Actual Debt to Operating Expense	1%	0%	1%
Certified Retained Earnings	\$ 1,781,496	\$ -	\$ -
% of Certified Retained Earnings Used for Operations	0.0%	0.0%	0.0%
% of Certified Retained Earnings Used for One Time or Capital Expenditures	0.0%	0.0%	0.0%

*Note: Governments operate on a budgetary basis; therefore revenue earned in excess of the certified budget is not available to offset expenditures in the current fiscal year. Excess revenue and expenditure turnbacks must go through the State of Massachusetts retained earnings certification process before they can be appropriated at a subsequent annual and/or special town meeting. Once certified, retained earnings can only be appropriated at an annual and/or special town meeting.



Financial Highlights As of March 31, 2015

Revenues up 3.4% from last year.

Tipping fee rev. drop of \$189,047 due to C&D competition by Reis.

Budget total = operating expnse + mining (all GF Subsidy)

Mining continues for the 6th year.

2015 Annual Town Meeting Follow-up for Review at May 6, 2015 BOS Meeting

As of 05/05/15

<i>Article #</i>	<i>Title</i>	<i>Vote</i>	<i>Follow-up</i>
1	Receipt of Financial Reports	Y	None needed; Town Report out
2	Appropriation: Unpaid Bills	Y	Bills been processed
3	Appropriation: Prior Year Articles	Y	Finance making appropriate adjustments
4	Revolving Accounts	Y	Finance setting up FY 16 accounts
5	Appropriation: Reserve Fund	Y	Finance handling
6	FY 15 GF Budget Transfers	Y	Finance handling with appropriate depts
7	FY 16 Personnel Comp Plans	Y	Finance & HR coordinating with appropriate depts
8	FY 16 GF Operating Budget	Y	Finance handling
9	FY 16 H & H Services Approp	Y	Finance setting up FY 16 accounts, Human Services preparing contracts
10	GF Capital	Y	Procurement meeting to be scheduled by Town Admin; borrowing to be coordinated by Finance; *issue with OIH Design item
11	Appropriation: Fire Station	Y	Town Admin will be working on procurement, timing of borrowing with Finance, Fire Chief
12	Appropriation: School	Y	Same as above except School instead of Fire Chief
13	FY 16 EF Operating Budgets	Y	Finance handling
14	EF Capital	Y	Procurement meeting to be scheduled by Town Admin; borrowing to be coordinated by Finance
15	FY 15 EF Budget Transfers	Y	Finance handling with appropriate depts
16	Appropriation: WWIF	Y	Finance handling with appropriate depts
17	FY 16 AP Aviation Fuel Revolver	Y	Finance handling with Airport
18	Airport Carbon Neutral Program	Y	Not proceeding per Airport Manager 4/27/15
19	Appropriation: Ambulance RF	Y	Finance handling with Airport
20	Appropriation: County Assess	Y	Finance handling
21	Finalizing FY 16 County Budget	N/A	None needed
22	Rescind Unused Borrowing Auth	Y	Finance handling
23	Appropriation: Ferry Embark Fee	Y	Finance handling
24	Appropriation: OPEB Trust Fund	Y	Finance handling
25	Auth to Borrow for Easy St Blkh	Y	Finance handling

26	Approp: CBA/Fire	Y	Finance/HR coordinating any retro pay/contract changes
27	Approp: CBA/Airport	Y	Finance/HR coordinating any retro pay/contract changes
28	Approp: CBA/OIH	Y	Finance/HR coordinating any retro pay/contract changes
29	Approp: CBA/DPW	Y	Finance/HR coordinating any retro pay/contract changes
30	Approp: CBA/Laborer's	Y	Finance/HR coordinating any retro pay/contract changes
31	Approp: CBA/Police	Y	Finance/HR coordinating any retro pay/contract changes
32	Approp: CBA/Wannacomet	Y	Finance/HR coordinating any retro pay/contract changes
33	Amend FY 15 CPA Approp	Y	Finance handling
34	FY 16 CPC Budget Transfers/Beaugrand	Y	Finance handling
35	FY 16 CPC Projects/Beaugrand	Y	Finance setting up accounts; CPC preparing grant agreements (?)
36	CPC Approp Sachem's Path/Beaugrand	Y	Finance handling with CPC
37	Approp for Replacement Servers/Stover	N/A	IT handling
38	Approp for Vault Shelves/Stover	Y	Town Clerk to work with Procurement Officer
39	Approp for K9 Retirement/Mansfield	N	N/A
40	Approp for Granite Curbing HF Rd/Ryder	N	N/A *partial project occurred anyway w/modif to paving contract
41	Approp for Parking Cathcart Rd/Barada	N	N/A *Town Admin/DPW working with Land Bank on more parking
42	Zoning: Coastal Erosion Liability Waiver	N	N/A
43	Zoning: LC to CDT/Langlois	N	N/A
44	Zoning: Guest Houses in ROH District	Y	To be forwarded by Town Clerk to Atty General
45	Zoning: RC to ROH	Y	To be forwarded by Town Clerk to Atty General
46	Zoning: SR-1 to SOH	Y	To be forwarded by Town Clerk to Atty General
47	Zoning: New Zoning Districts Pine Valley	Y	To be forwarded by Town Clerk to Atty General
48	Zoning: Overlay Districts Misc	Y	To be forwarded by Town Clerk to Atty General
49	Zoning: R-10 to CN/Holdgate	N/A	N/A
50	Zoning: R-10 to RC/Stover	N/A	N/A
51	Zoning: CI to CN/Stover	Y	To be forwarded by Town Clerk to Atty General
52	Zoning: Hummock Pond Rd	Y	To be forwarded by Town Clerk to Atty General
53	Zoning: Daffodil Ln, Mayflower Circle	N	N/A
54	Zoning: Evergreen, Daffodil, Davkim	N	N/A
55	Zoning: LUG-2 to LUG-1	N	N/A
56	Zoning: South Shore Rd	N	N/A

57	Zoning: HF Rd, FG Rd, Sparks Ave	N	N/A
58	Zoning: Airport	Y	To be forwarded by Town Clerk to Atty General
59	Zoning: Town Open Space	Y	To be forwarded by Town Clerk to Atty General
60	Zoning: County Open Space	Y	To be forwarded by Town Clerk to Atty General
61	Zoning: Accessory Apartment	Y	To be forwarded by Town Clerk to Atty General
62	Zoning: Tertiary Dwelling	Y	To be forwarded by Town Clerk to Atty General
63	Zoning: Tiny House/Stover	N/A	N/A
64	Zoning: Misc Changes	Y	To be forwarded by Town Clerk to Atty General
65	Zoning: Definitions, Ownership/Reade	Y	To be forwarded by Town Clerk to Atty General
66	Zoning: Definitions, Municipal/Reade	Y	To be forwarded by Town Clerk to Atty General
67	Zoning: Major/Minor SPR	Y	To be forwarded by Town Clerk to Atty General
68	Zoning: Special Permit Granting Authority	Y	To be forwarded by Town Clerk to Atty General
69	Zoning: Height Limitations/Reade	Y	To be forwarded by Town Clerk to Atty General
70	Zoning: NCH Overlay District	Y	To be forwarded by Town Clerk to Atty General
71	Bylaw*: Sconset Sewer District	Y	To be forwarded by Town Clerk to Atty General
72	Bylaw: Town Sewer District	Y	To be forwarded by Town Clerk to Atty General
73	Bylaw: Sconset Sewer District/Mooney	N/A	N/A
74	Bylaw: Town Sewer District/Sanford	N/A	N/A
75	Bylaw: Town Sewer District/Williams	Y	To be forwarded by Town Clerk to Atty General
76	Bylaw: Poles & Wires	Y	To be forwarded by Town Clerk to Atty General
77	Bylaw: Peace & Good Order/Public Ent	Y	To be forwarded by Town Clerk to Atty General
78	Bylaw: Peace & Good Order/St Perf	Y	To be forwarded by Town Clerk to Atty General
79	Bylaw: Wharves & Waterways	Y	To be forwarded by Town Clerk to Atty General
80	Bylaw: Balloons/Leonard	Y	To be forwarded by Town Clerk to Atty General; *PR campaign
81	MGL: Cap Proj Stab Fund	Y	Finance handling
82	Repeal of HRP re Employee Retirement/Crowley	Y	Town Admin to notify Legislative Reps
83	Maintain Current Retirement Plans/Bates	N/A	N/A
84	HRP: AP Fuel Revolver	Y	Town Admin to forward to Legislative Reps if BOS agree
85	HRP: CPC Membership	Y	Town Admin to forward to Legislative Reps if BOS agree
86	HRP: Increase Res Exemption	Y	Town Admin to forward to Legislative Reps if BOS agree

87	HRP: Conveyance of Land County to Town	Y	Town Admin to forward to Legislative Reps if BOS agree
88	HRP: Conveyances to Land Bank, MCLT	Y	Town Admin to forward to Legislative Reps if BOS agree
89	HRP: Transfer of 47 Prospect, 1 Milestone	N	N/A
90	Zoning Map Change: NCH	N/A	N/A
91	HRP: Transfer of Portion of 47 Prospect/Barada	N/A	N/A
92	HRP: Repeal of HDC Act Amendment/Williams	N	N/A
93	HRP: Amendment of HDC Act/Williams	Y	Town Admin to forward to Legislative Reps if BOS agree
94	HRP: Amendment of HDC Act/Williams	N/A	N/A
95	Real Estate: Conveyance of Portions of Baxter Rd	Y	In progress with BOS, Town Counsel, certain Baxter Rd abutters
96	Real Estate: Acq of Property Related to Alt Access to Baxter Rd	Y	In progress with BOS, Town Counsel, certain Baxter Rd abutters
97	Real Estate: Disp of Property Related to Alt Access to Baxter Rd	Y	In progress with BOS, Town Counsel, certain Baxter Rd abutters
98	Real Estate: Conveyance of Industrial Land	Y	In progress with Town Admin, BOS, Harbor Fuel
99	Real Estate: L-T Lease of Portion of 4 FG for Housing	Y	Presentation re: Site at 5/6/15 BOS; will need BOS direction going forward
100	Real Estate: L-T Lease of AP Parcel	Y	Airport following up
101	Real Estate: Conveyance of Misc Land	Y	Need BOS direction as to proceeding, prioritizing; need to develop cost estimates
102	Real Estate: Acq of Paper Streets	Y	Need BOS direction as to proceeding, prioritizing; need to develop cost estimates
103	Real Estate: Conveyance of Paper Streets	Y	Need BOS direction as to proceeding, prioritizing; need to develop cost estimates
104	Public Ways: Coffin, Meader, Fayette,	Y	Need public hearing date from Planning

	Francis		
105	Real Estate: Disp 40 & 40R Sparks Ave/Stover	Y	Need BOS direction as to proceeding, prioritizing, need to develop cost estimates
106	Real Estate: Disp 3 Shadbush Rd	Y	Need BOS direction as to proceeding, prioritizing, need to develop cost estimates; *issue with Marine Dept storage, Community Sailing, bulk fuel tank farm (see email from Comm Sailing)
107	Real Estate: Conveyance of Paper Sts at Airport	Y	Need BOS direction as to proceeding, prioritizing, need to develop cost estimates
108	Real Estate: Conveyance Public Way for Public Access/Airport Beach Area/Barada	Y	Need BOS direction as to proceeding, prioritizing, need to develop cost estimates
109	Real Estate: Conveyance Madequecham Valley Rd/Barada	N/A	N/A
110	Stabilization Fund	N/A	N/A
111	Free Cash	Y	Finance handling

*several of the general bylaw amendments will require additional follow-up if AG approves

Improvements/Items to Consider for Next Town Meeting:

- print maps in final warrant booklet?
- Moderator going to review electronic voting at 5/20 BOS meeting
- consider a second town meeting for zoning only?
- ensure that BOS has all zoning articles by December 1? (or some other date certain?)
- Other?

From: [Diana L. Brown](#)
To: rickatherton@comcast.net; albacor@comcast.net; midasack1@comcast.net; snatural@nantucket.net; integrity11@gmail.com
Cc: [Libby Gibson](#)
Subject: FW: Town meeting -- warrant article 98
Date: Thursday, April 09, 2015 9:38:14 AM
Attachments: [EXHIBIT A.pdf](#)

Dear Board of Selectmen,

Congratulations on a successful Town Meeting. I wanted to make you aware of Nantucket Community Sailing's interest in preserving our ability to expand to five acres in the Industrial area, as I explained in the email to Rick yesterday (below). I talked briefly with Libby prior to the meeting last night, and she advised that this decision was within your purview. I welcome the opportunity to talk with you about this.

Thank you for giving Nantucket Community Sailing the opportunity to use this property.

Diana

Diana L. Brown
Chief Executive
Nantucket Community Sailing
4 Winter Street
Nantucket, MA 02554
P 508.228.6600
C 917.743.5574
F 508.325.7757

From: Diana L. Brown [mailto:diana@nantucketsailing.org]
Sent: Wednesday, April 08, 2015 4:12 PM
To: rickatherton@comcast.net
Subject: Town meeting -- warrant article 98

Rick,

I appreciate that you called article 98 on the Conveyance of Land in the Industrial area, and wanted to let you know that Nantucket Community Sailing also has interest in this article. I do not want to cause any problems, but would like you to understand our concerns.

As you may recall, Article 93 in 2010 ATM authorized the BOS to lease up to five acres of land in Lots "F", "G", and "I" in the industrial area for up to 99 years to Nantucket Community Sailing. The overall site plan is attached for your reference. Subsequently we signed a lease with the Town for 2.7 acres in Lot "I" effective June 2012. Since that time we cleared and fenced the property, installed utilities and hardened the road along Industry Road, and completed construction of our new boat maintenance facility. We are very grateful to the Town for this land, and are now learning how to use our new building.

While we currently have no need to expand beyond Lot "I", we would like some time to analyze our

needs and consider whether we would ever want to expand to Lot "F" or Lot "G", as the 2010 warrant article allows. For example, in discussions with the Harbor Master and the Board of Selectmen over the years we talked about providing storage for the Marine Department boats, working with the schools to provide boat repair/sail repair education, and helping the commercial boatyards and marine repair groups with auxiliary boat storage. Our earlier conversations assumed that Nantucket Community Sailing would start in Lot "I" and then possibly expand into Lot "F" or the end of Lot "G" closest to Shadbush Road. Nantucket Community Sailing is concerned that if the Town sells lots "F" and "G", we will lose this flexibility.

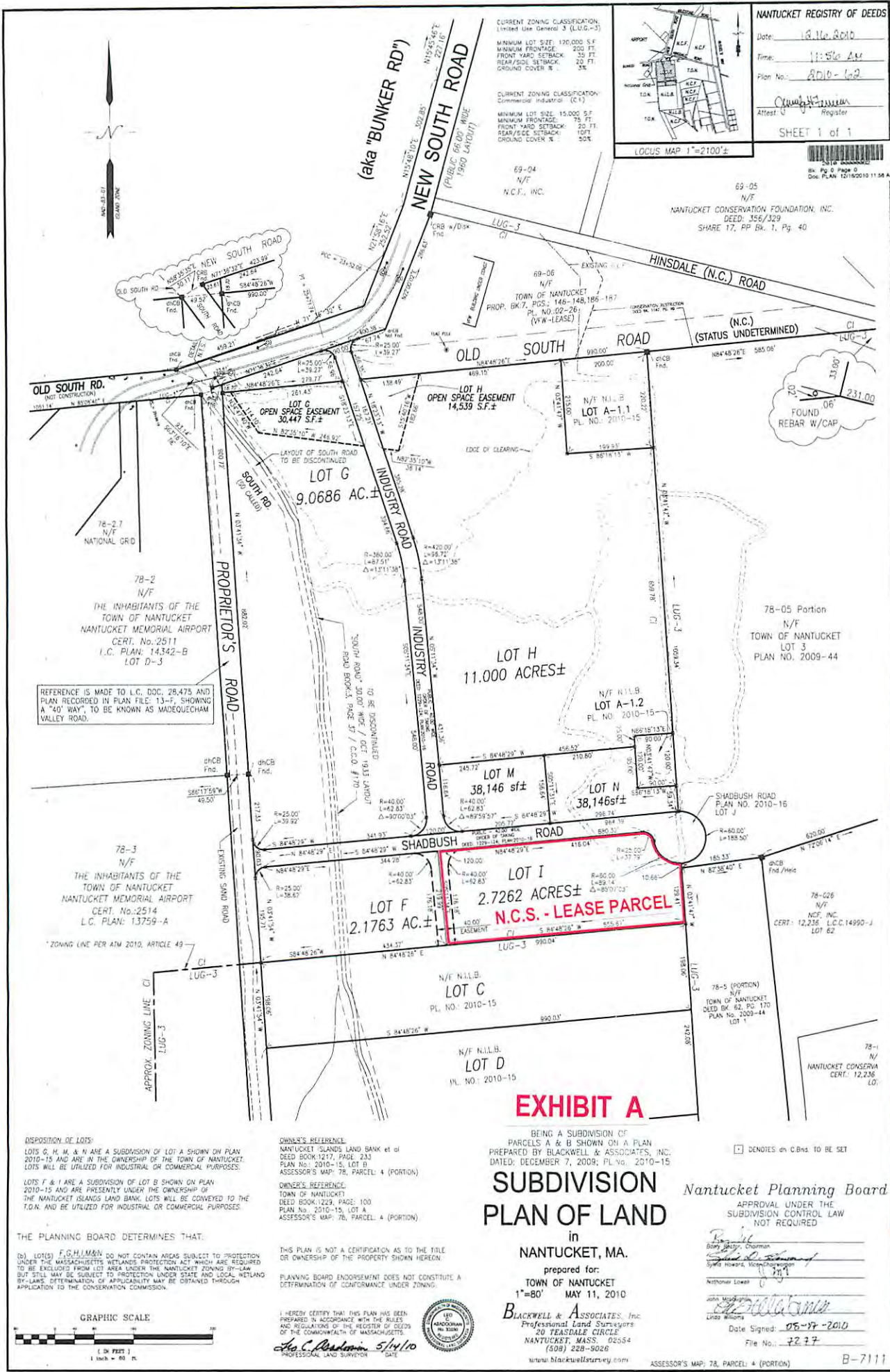
We are not asking the Town to not sell the lots, but to consider holding back a portion for a period of time – 5 years, maybe – for Nantucket Community Sailing to determine whether we would like to expand our leased property. The terms of our lease with the Town limit us to the existing Lot "I" for the first term of the lease, which is five years and expires in 2017, so we would not be able to take any action before 2017 at the earliest.

In addition, Nantucket Community Sailing spent over \$100,000 of our funds to harden Industry Road and install electrical, cable, and telephone utilities along the road, with all the related conduits, pull boxes, and junctions for access to the other Lots. Warrant article 76 in 2013 ATM granted the easements to install the utilities. It seems only fair that if other entities are going to benefit from these improvements that those entities should reimburse Nantucket Community Sailing for an appropriate portion of the costs.

Thank you for your consideration. Please don't hesitate to call or email me if you would like to discuss this any further.

Diana

Diana L. Brown
Chief Executive
Nantucket Community Sailing
4 Winter Street
Nantucket, MA 02554
P 508.228.6600
C 917.743.5574
F 508.325.7757



CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (LUG-3)
MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
FRONT YARD SETBACK: 30 FT.
REAR/SIDE SETBACK: 20 FT.
GROUND COVER %: 35%

CURRENT ZONING CLASSIFICATION:
Commercial Industrial (C-1)
MINIMUM LOT SIZE: 15,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONT YARD SETBACK: 20 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER %: 50%



NANTUCKET REGISTRY OF DEEDS
Date: 18 Nov 2010
Time: 11:56 AM
Plan No.: 8010-1-2
Attest: [Signature]
Register
SHEET 1 of 1

DISPOSITION OF LOTS:
LOTS G, H, M, & N ARE A SUBDIVISION OF LOT A SHOWN ON PLAN 2010-15 AND ARE IN THE OWNERSHIP OF THE TOWN OF NANTUCKET. LOTS WILL BE UTILIZED FOR INDUSTRIAL OR COMMERCIAL PURPOSES.
LOTS F & I ARE A SUBDIVISION OF LOT B SHOWN ON PLAN 2010-15 AND ARE PRESENTLY UNDER THE OWNERSHIP OF THE NANTUCKET ISLANDS LAND BANK. LOTS WILL BE CONVEYED TO THE T.O.N. AND BE UTILIZED FOR INDUSTRIAL OR COMMERCIAL PURPOSES.

THE PLANNING BOARD DETERMINES THAT:
(b). LOTS F, G, H, I, M & N DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

OWNER'S REFERENCE:
NANTUCKET ISLANDS LAND BANK et al
DEED BOOK 1217, PAGE 233
PLAN NO. 2010-15, LOT B
ASSESSOR'S MAP: 78, PARCEL 4 (PORTION)

OWNER'S REFERENCE:
TOWN OF NANTUCKET
DEED BOOK 1229, PAGE 100
PLAN NO. 2010-15, LOT A
ASSESSOR'S MAP: 78, PARCEL 4 (PORTION)

THIS PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN HEREON.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Joe C. Anderson 5/14/10
PROFESSIONAL LAND SURVEYOR

EXHIBIT A

BEING A SUBDIVISION OF PARCELS A & B SHOWN ON A PLAN PREPARED BY BLACKWELL & ASSOCIATES, INC. DATED: DECEMBER 7, 2009; PL No. 2010-15

SUBDIVISION PLAN OF LAND
in
NANTUCKET, MA.
prepared for:
TOWN OF NANTUCKET
1"=80' MAY 11, 2010

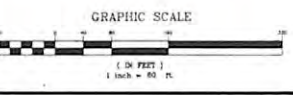
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
50 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026
www.blackwellsurvey.com

☐ DENOTES ON C.B.S. TO BE SET

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

[Signatures]
Nathaniel Lowell
Date Signed: 05-17-2010
File No.: 22.77

ASSESSOR'S MAP: 78, PARCEL 4 (PORTION) B-7111



3. Approval of Pending Contracts for 28 May 2014 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference. Ms. Gibson reviewed the various pending contracts and answered questions from Board members. The pending contracts for 28 May 2014 were approved by the unanimous consent of the Board.

VI. CITIZEN/DEPARTMENTAL REQUESTS

1. Request for Installation of Temporary Accessible Parking Space on Fayette Street, Resulting in Reallocation of Existing Parking Space. Executive Assistant to the Town Manager Erika Mooney noted that the Traffic Safety Work Group reviewed this private request and does not recommend it, as the requestor has an off-street parking space. Diane Coombs explained that since the funeral home property was sold, three businesses now run out of the property which makes parking difficult. She said she is unable to use her driveway because it isn't in good proximity to her house, and is unimproved. Mr. Miller noted that if the Board creates the accessible space as requested, the spot would be for anyone, not just Ms. Coombs, so he is not sure it will serve the purpose she hopes. Mr. DeCosta asked how long "temporary" is. Mr. Fee suggested designating the space for one year. Mr. Miller asked if Ms. Coombs couldn't improve her driveway. Mr. Glidden moved to issue a temporary accessible space, for one year, on Fayette Street alongside the former funeral home; Mr. Fee seconded. So voted 4-1. Mr. Miller was opposed.

2. Request for Acceptance of Grant of "One Big Beach" Easement over a Portion of 109 Baxter Road, Siasconset. Mr. Glidden moved to accept the grant of a "One Big Beach" easement over a portion of 109 Baxter Road (attached); Mr. DeCosta seconded. All in favor, so voted.

3. Request for Approval of Conservation Restriction to be Held by Nantucket Islands Land Bank for Pippen's Way Subdivision (a.k.a. 12 Gardner Road) (Tabled from 21 May 2014). Mr. DeCosta moved to approve the conservation restriction for the Pippen's Way subdivision, and to find it in the public interest; Mr. Glidden seconded. All in favor, so voted.

VII. PUBLIC HEARINGS

1. Public Hearing to Consider Applications for Agricultural Commission, Airport Commission, Board of Health, Capital Program Committee, Cemetery Commission, Conservation Commission, Contract Review Committee (Human Services), Council for Human Services, Council on Aging, Cultural Council, and Finance Committee. Chairman Atherton opened the public hearing.

Mr. DeCosta left the meeting at 7:16 PM; he returned at 7:17 PM.

Chairman Atherton reviewed the various committee openings and applicants. The following individuals spoke on behalf of their application: Airport Commission – Arthur Gasbarro and Neil Planzer; Conservation Commission – Ernest Steinauer, Ian Golding, Garner Corby and Thad Jones; Finance Committee – John Tiffany, Joseph Grause, Matthew Mulcahy and Tim Soverino. Mr. Grause also spoke regarding his application to the Capital Program Committee. Allen Reinhard spoke in general regarding the Cemetery Commission. Chairman Atherton noted that any absent applicants can attend next week's Board meeting to speak. Chairman Atherton closed the public hearing.

2. Public Hearing to Consider Petition for National Grid/Nantucket Electric Company Plan #16339853 to Install 2" - 4" Conduit from Pole # 16 Across Sparks Avenue to 61 Sparks Avenue, Nantucket for Nantucket Boys' and Girls' Club Expansion. Chairman Atherton opened the public hearing. Fabio Santos from National Grid was present to answer any questions. Chairman Atherton closed the public hearing. Mr.

From: [Diane Coombs](#)
To: [Erika Mooney](#)
Subject: Re: accessible parking space on Fayette
Date: Tuesday, May 05, 2015 12:47:52 PM

Hi ERIKA,
THANK YOU SO MUCH FOR LETTING ME KNOW ABOUT THE PARKING. YES I STILL USE IT. I HAVE TO USE IT AS MY ABILITY TO WALK WITH OUT HELP OR A CANE HAS NOT IMPROVED AT THIS TIME , WALKING ALSO HAS SOMETHING TO DO WITH BALANCE WITH WHICH I HAVE A PROBLEM . I NOW HAVE A STATE HANDICAP TAG AND YOU CAN CHECK WITH DR. LAWRENSON IF YOU NEED TO. HAVING THE CAR RIGHT ACROSS THE ROAD FROM MY GATE MAKES IT A SOLUTION TO LIVE IN MY HOUSE, THAT I HAVE LIVED IN FOR 43 years. I can't afford to live elsewhere so that's the story
Let me know if there is any problem or if we should be there. We will be back next Tuesday late boat.
Diane

Sent from my iPad

On May 5, 2015, at 10:51 AM, Erika Mooney <EMooney@nantucket-ma.gov> wrote:

Hi Diane:

I know you are away but hopefully you or Diane will get this email on your travels. The BOS is revisiting its 5/28/14 decision to install a temporary accessible space on Fayette St. I am just checking in to see if you still use it?

Erika


Erika D. Mooney
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Town of Nantucket
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Nantucket MA 02554
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508-228-7200 x 7302 Town Administration
508-228-7272 Fax



Nantucket Planning Office

MEMORANDUM

TO: Board of Selectmen

FROM: Mike Burns, AICP
Transportation Planner 

DATE: May 1, 2015

RE: Historic Bike Route Comments

This memo is in response to your request to provide comments on a Historic Bike Route as proposed by Selectmen Glidden. As you may know, I serve as staff to the Bicycle and Pedestrian Advisory Committee (BPAC) and as Chair of the Traffic Safety Work Group (TSWG) who were also requested to comment on the proposal. The primary difference between the comments of BPAC and TSWG concerns the existing on-street parking on High Street between Pleasant Street and Fair Street. Although BPAC supports removing only one parking space located on the north side of High Street near the intersection of Fair Street, TSWG supports removal of all parking along High Street.

High Street is a very narrow roadway – approximately 17 feet wide near the intersection of Pleasant Street and 14 feet wide near the intersection of Fair Street. This width does not accommodate a two-way traffic flow, especially with the presence of on-street parking that uses a portion of the roadway and sidewalk. If a two-way traffic flow is maintained along High Street with the encouragement of two-way bicycle traffic as proposed for this Historic Bike Route, I recommend that the Board of Selectmen support the recommendation of the Traffic Safety Work Group.

Thank you.



Nantucket Traffic Safety Group

MEMORANDUM

TO: Board of Selectmen

FROM: Nantucket Traffic Safety Group

DATE: April 16, 2015

SUBJECT: Historic Bike Route Comments

As requested, the following recommendations of Nantucket Traffic Safety Group were made for your consideration at our April 16, 2015 meeting following a review of a proposed "Historic Bike Route" plan proposed by Selectmen Glidden. A map is attached that contains the following comments:

1. Avoid Pine Street and Judith Chase Lane as in-bound segments of the route, and use Hillers Lane instead for the in-bound route. This avoids directing bicycle traffic into conflicting vehicle traffic along one-way roadways.
2. Remove parking on both sides of High Street (approximately 4 parking spaces), and on Pleasant Street between Mill Street and High Street (approximately 3 parking spaces). This removes conflicts along the route between two-way bicycle and vehicle traffic where the on street parking spaces reduce the roadway with to essentially one lane.
3. Add bike route stencils at the 11 locations as shown on the map of comments, and add stop bars at all intersections along the route. These pavement markings will maximize safety along the route and will alert drivers of the bike route and serve as a way finding guide for bicyclists.
4. Recommend extending the Prospect Street path to the intersection of Mill Street. The portion of the route between the end of the Prospect Street path and Mill Street is a safety concern. Although a sidewalk along the south side of Prospect Street has been recommended, a path for bicyclists separate from the roadway would improve the safety of the existing "share the road" condition.

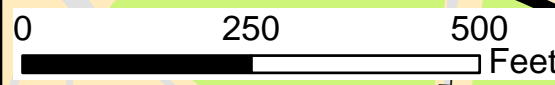
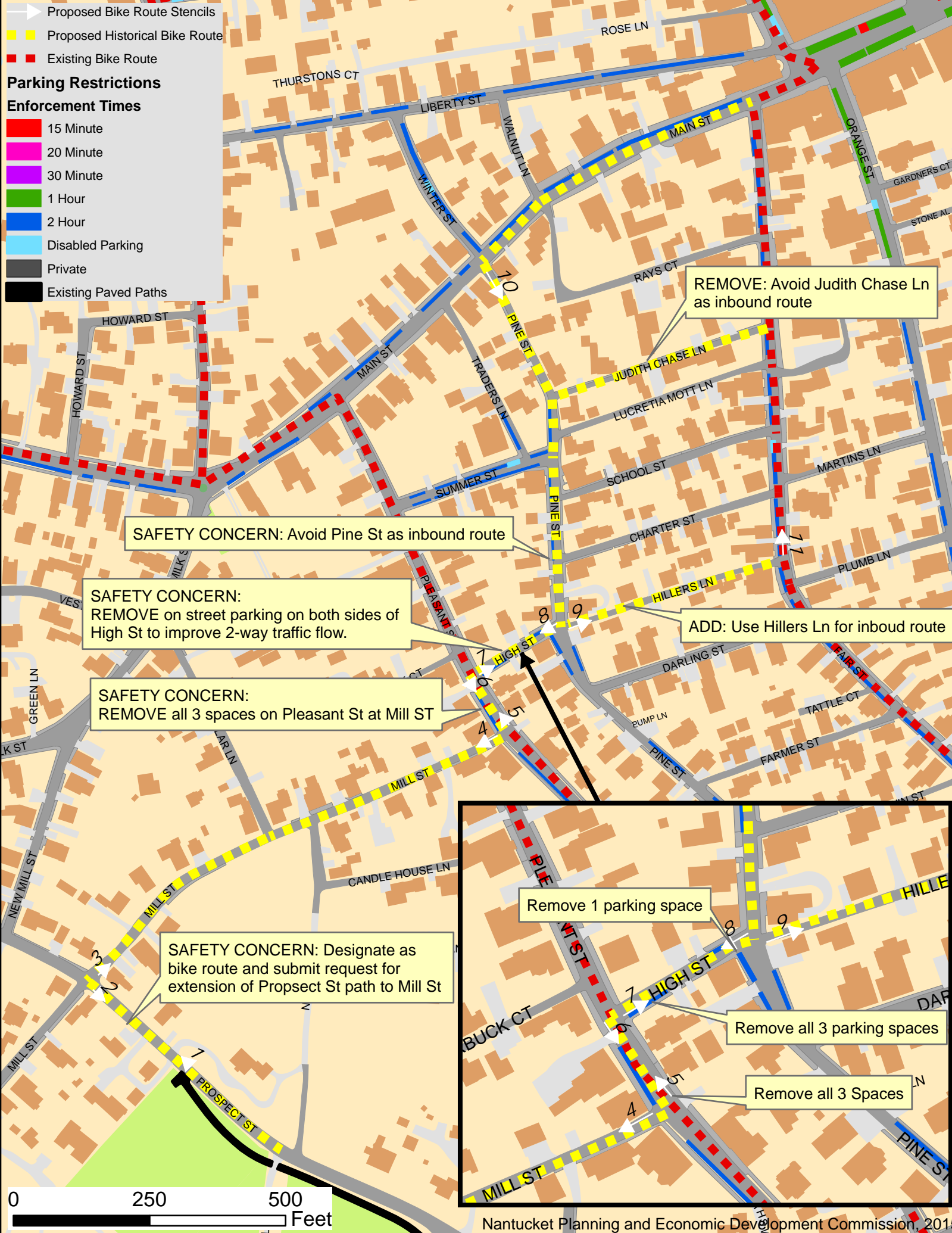
Thank you.

Proposed Bike Route Stencils
 Proposed Historical Bike Route
 Existing Bike Route

Parking Restrictions

Enforcement Times

15 Minute
 20 Minute
 30 Minute
 1 Hour
 2 Hour
 Disabled Parking
 Private
 Existing Paved Paths







High St

Remove on street
parking on both
sides of High St

Install STOP sign and STOP bar
at Pleasant St intersection

Remove on street
parking on both
sides of High St

© 2015 Google

© 2015 Google

41°16'48.49" N 70°06'05.52" W elev 44 ft

Google earth

Eye alt 52 ft

From: Jason Bridges
Sent: Tuesday, April 28, 2015 10:07 AM
To: Erika Mooney; Mike Burns
Subject: RE: Historic Bike Path Route Idea

The BPAC comments/suggestions re: Glidden's proposed historic bike path are below:

- No bikes should be directed to go the wrong way on a one-way street, use High St/Hillers Ln to Fair St, and Main-Pine-High St coming from Town
- Eliminate one parking spot on the north side of High St
- Eliminate 2-3 parking spots on Pleasant St to improve visibility for bikes and vehicle traffic
- Construction of extended bike path on Prospect St be moved to after 2015 summer season
- Share the Road stencils and directional markers should be on the road with improved signage

Jason

Historic Town Bike Route Proposal



Prospect Street to Fair Street

Compiled by
Tobias Glidden
Justine Paradis

22 July 2014
Updated 23 March 2015

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I. Summary

i. Goals

- Create a pleasant, safe bike route for cyclists in and out of town, connected to existing bike path network.
- Reduce in-town vehicle traffic and reduce parking pressure.
- Improve safety in congested transitional areas like Pleasant Street.
- Enhance connectivity of public spaces and landmarks in historic district.
- Draw visitors to out-of-the-way historic landmarks.
- Promote healthy lifestyle habits and commuting options.

ii. Prospect to Fair Street Route Benefits

- Eliminates low number of parking spaces (compared to alternatives) while still creating a bicycle lane.
- No designated handicapped spots removed along route.
- Moves through attractive and historically significant areas of town.

iii. Written Walk-through

- Path starts on Prospect Street, connecting with existing bike path. Bikers traveling into town cross Prospect and turn right onto Mill St.
- Turn right onto Mill St. No parking currently allowed. Bike lane, split into two directional lanes (one on each side of the road).
- Turn left onto Pleasant St. Remove two parking spots on west side of Pleasant St. to accommodate two directional lanes, one each side of road (as on Mill St.)
- Turn right onto High St. Continue two directional bike lanes on opposite sides of road, removing parking on High St (three spaces).
- Turn left onto Pine St. Continue two directional bike lanes on opposite sides of road Remove parking from High St. to Judith Chase (seven spaces).
- At the intersection of Judith Chase Lane and Pine Street, the path splits.

- OUT-OF-TOWN ROUTE: Continues the length between High and Main Streets. Bikers travelling out of town begin on Main Street, turning left onto Pine turning onto High Street.
- INTO TOWN ROUTE: Bikers travelling into town continue from Pine Street, turning right onto Judith Chase Lane.
- No parking currently exists on Judith Chase. Cyclists continue on the right side of Judith Chase Lane.
- Turn left onto Fair St. One-way bike lane on east side (right side) of Fair Street.
- Route ends at bicycle racks at Fair Street Park.

iii. Parking Changes

- North Mill St: largely unused, overgrown. No current parking.
- Mill St: No parking currently allowed.
- Pleasant: Remove two parking spaces on west side.
- High St: Remove three parking spaces.
- Pine St.: Remove six spaces between High and Judith Chase.
- Judith Chase: No parking currently allowed.

TOTAL = Eleven parking spaces removed

iv. Infrastructure Improvements

- Paint share-arrows on streets.
- On Prospect Street, connect to existing path. Add raised paved path with granite curbing on opposite side (north side) of Prospect Street.
- Change parking signs to reflect bike route.

II. Maps

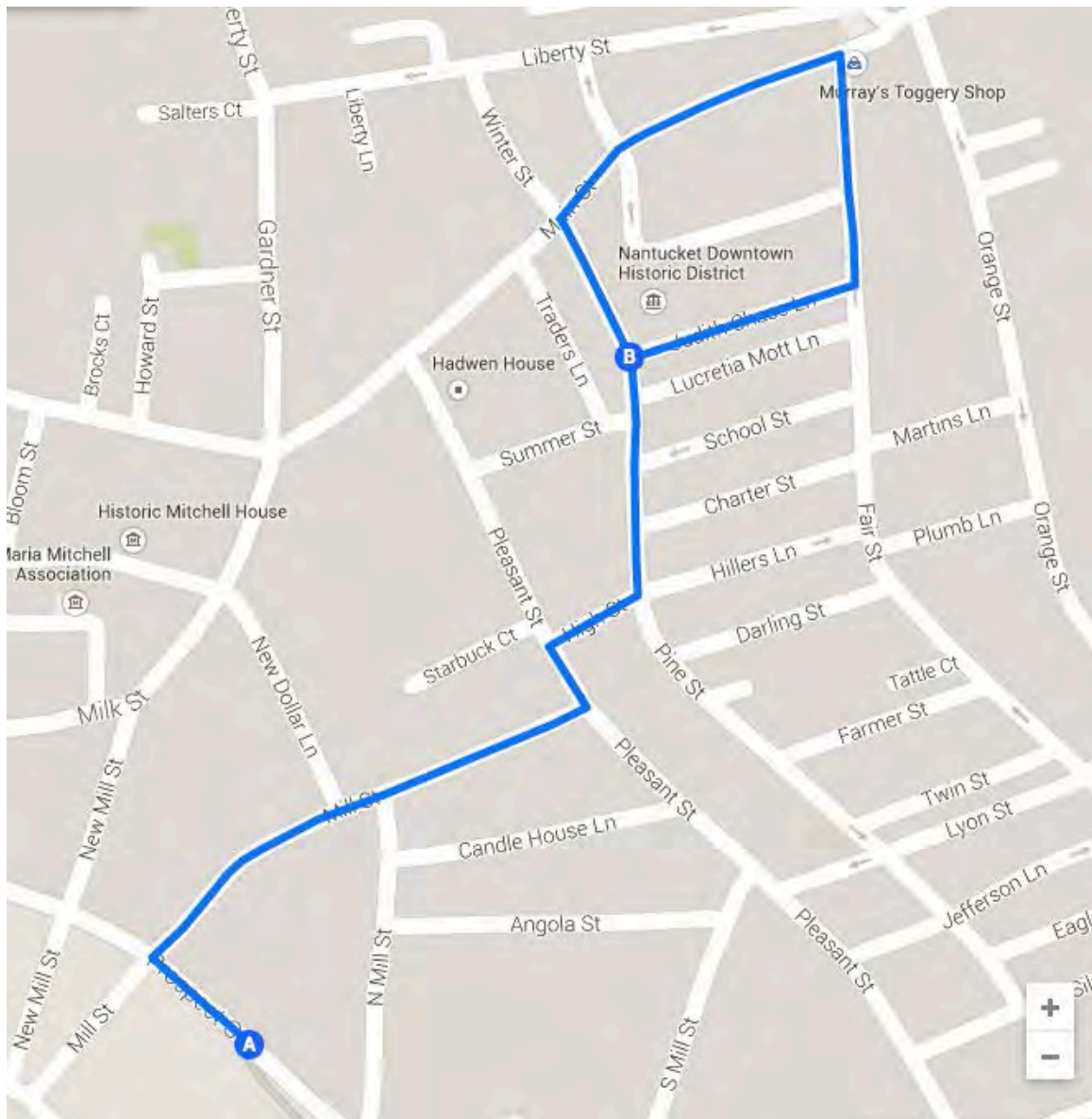


Figure 1. Proposed historic bicycle path. Red line indicates inbound route, green indicates outbound. Parks are marked in pale green and historic landmarks in blue.

III. Visual Walk-through



Figure 2. View of Prospect Street, looking southeast up Mill Hill. North Mill Street is on the left.



Figure 3. Bikers would continue down the hill until the end of the bike path, then cross Prospect St. onto raised bike path, (to be constructed on north side of street, on left side of image) then turn right to continue onto Mill St. (shown at left in this image from Google Street View).



Figure 4. Mill St. Bike route runs from right to left.



Figure 5. Mill Street.



Figure 6. Example of existing bicyclist use on Mill Street.

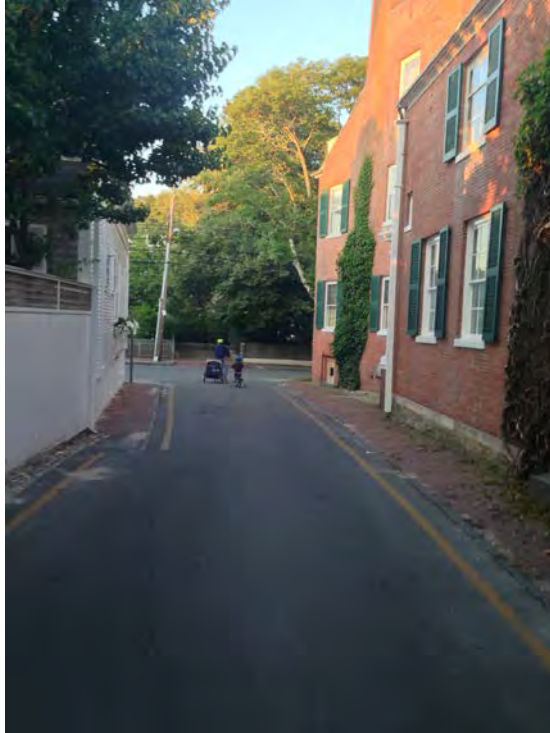


Figure 7. No parking on Mill Street.



Figure 8. Mill Street, looking east.



Figure 9. Transition from Mill Street (left) to Pleasant Street (right) looking south.



Figure 10. Transition from Pleasant Street (right) to High Street (center) looking east.



Figure 11. High Street.



Figure 12. High Street (left) transition to Pine Street (right).



Figure 13. Summer Street Church, landmark along route between Pine Street and Judith Chase Lane.

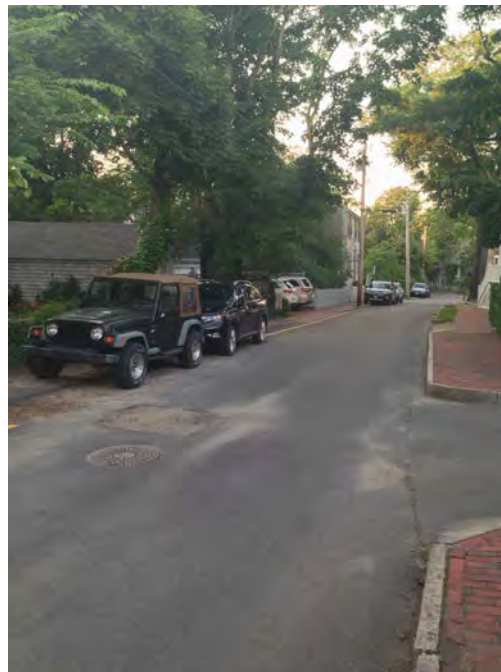


Figure 14. Pine Street, facing north. Bike route would run on both sides of street.



Figure 15. Pine Street.

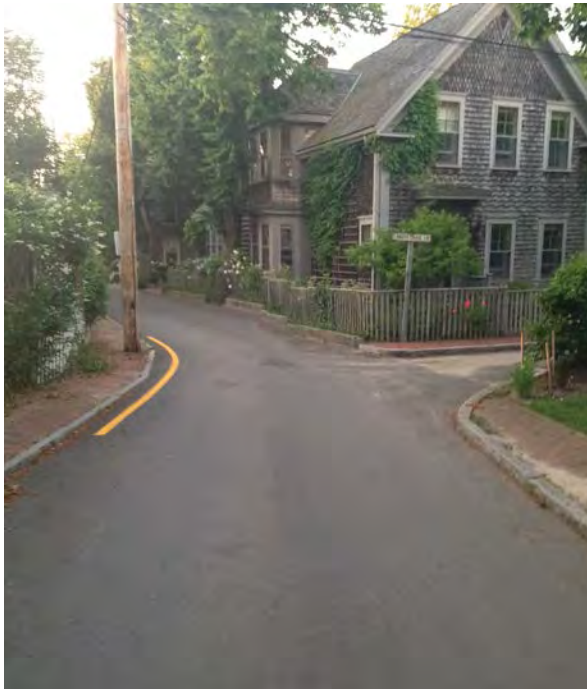


Figure 16. Pine Street to Judith Chase. Bikers traveling out of town would walk their bikes up Main Street and cycle up Pine (on the left). Bikers traveling into town turn right onto Judith Chase Lane.



Figure 17. Transition between Pine Street (left) and Judith Chase Lane (right).



Figure 18. Judith Chase Lane.



Figure 19. Judith Chase Lane.



Figure 20. St. Paul's Church, landmark at intersection of Pine Street and Fair Street.



Figure 21. Transition between Pine Street (left) and Fair Street (right).



Figure 22. Pedestrian and bicycle use on Fair Street.



Figure 23. NHA Research Library, landmark on Fair Street.



Figure 24. Example of parked cars blocking sidewalk.
At right, a pedestrian walks on the street.



Figure 25. Fair Street.

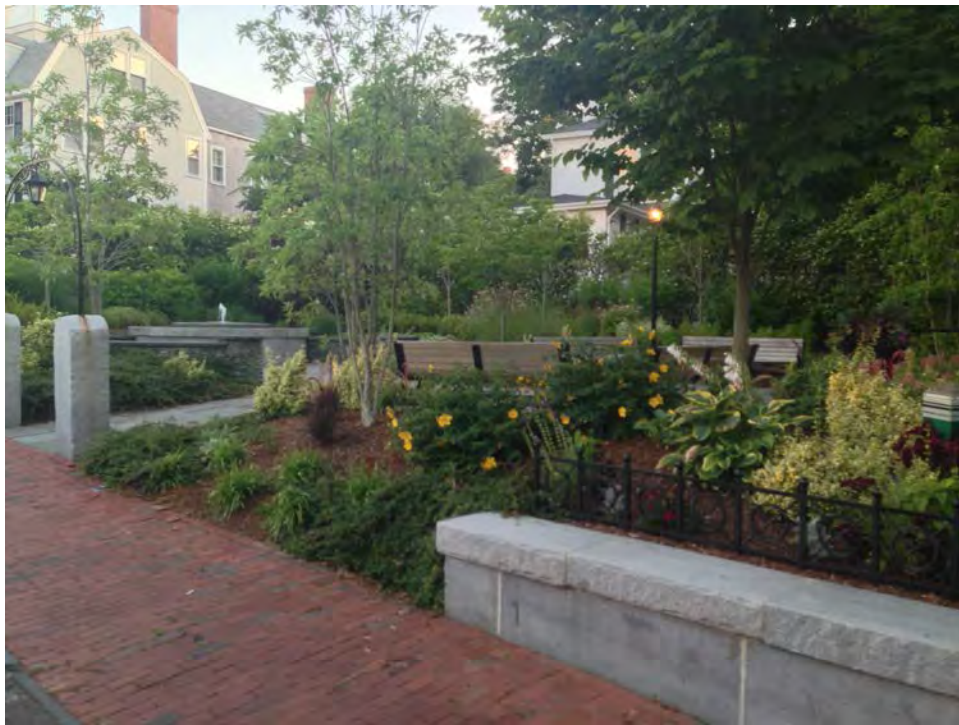


Figure 26. Fair Street Park.



Figure 27. Transition from Fair Street to Main Street.



Figure 28. Main Street, facing east.

BOS/CC Work Group/Committee Reps for 2015-2016

DRAFT

	<u>BOS/CC Reps</u>				
	Atherton	DeCosta	Fee	Glidden	Hill Holdgate
<u>BOS</u>					
Ad Hoc Budget Work Group (Chair and Vice Chair)		X	X		
Audit Committee (Chair + 1)	X	X			
Board of Health (1 rep)	X				
Bulk Fuel Study Committee (2 reps)		X			
Capital Program Committee (1 rep)				X	
Community Preservation Committee (1 rep)				X	X
Nantucket Affordable Housing Trust (1 rep)				X	
PEG - NCTV 18 Board (1 rep)					
Polpis Harbor Municipal Property Advisory Committee (1 rep)	X				
Sewer Planning Work Group (1 rep)			X		
<u>CC</u>					
NP&EDC (1 rep)		X			X
TOTAL (current reps)	3	4	2	3	2

As of 05/01/2015